Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 29480 DEEDWARR
11/27/2017 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20171127-0120274

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

17-0508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2017.

Notary Public
My Commission Expires: 06/24/18

Address of New Owner:	Send Tax Bills to:	Tax Information:
LHF 4 ASSETS, LLC	LHF 4 ASSETS, LLC	
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	086-13-0-005.00
Austin, TX 78746	Austin, TX 78746	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Randy J. Wiggins and wife, Caren M. Wiggins,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LHF 4 ASSETS, LLC

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Lakeside Woods, Section 2, recorded in Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randy J. Wiggins and wife, Caren M. Wiggins by Warranty deed from Robin York, a married person of record in Book 8624, page 802, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on May 13, 1992.

Being also known as 3369 Lakeside Place Hermitage, Tennessee 37076.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3369 Lakeside Place, Hermitage, TN 37076.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of November, 2017.

Randy J. Wiggins

Caren M. Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Randy J. Wiggins and Caren M. Wiggins**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2017.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

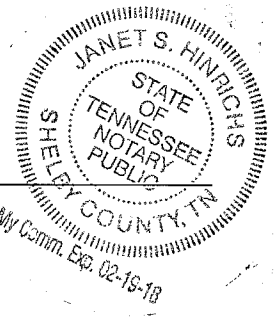
State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Janet S Hinrichs

Notary's Signature



MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)