This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1011

Bill Garrett Davidson County
Batch# 32626 **DEEDWARR**
12/04/2017 10:39:32 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171204-0123266

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $175,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2017

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LRW Holdings, LLC 5516 Maplesong Dr. Nashville, TN 37211	NEW OWNER	096-15-0-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Clubb, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LRW Holdings, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, said Register's Office to which reference is hereby made for a Inure complete legal description.

Being the same property conveyed by Special Warranty Deed (Corporation) from Fairbanks Capital Corp., as servicing agent for Credit Suisse First Boston Mortgage Capital LLC to John Clubb, an unmarried person and Michael Smith, married, as recorded on the 8th day of January, 2003 in Instrument No. 20030108-0003399, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Michael Smith and wife, Julie A. Smith to John Clubb, unmarried, as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029362, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **3318 Ironwood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

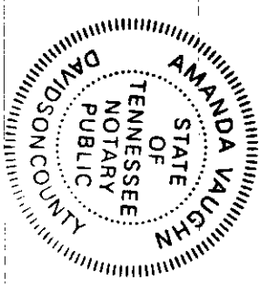
GRANTOR:

John Clubb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Clubb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2017.



Notary Public
My Commission expires: 5/5/2020