Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Bill Garrett Davidson County
Batch# 35840 DEEDWARR
12/11/2017 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20171211-0126004

WARRANTY DEED

Effective as of **November 29th, 2017**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Tonya R. Gentry, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **LHF 4 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 247, OLD HICKORY HILLS, PHASE TWO - SECTION THREE, as shown on plat of record at Instrument No. 20040513-0056048, corrected at Instrument No. 20041021-0126628 in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Quit Claim deed of record in Instrument No. **20050707-0078733** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded at instrument No. 20040420-0044507 and Instrument No. 20040513-0056048, corrected at Instrument No. 20041021-0126628; restrictions recorded in 20020116-0006750; Easements recorded in Book 513, Page 396; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647; Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; recorded in Instrument No. 20001030-0107214; 20010706-0072536; 20020123-0009339; 20030226-0025749; Charter on Old Hickory Hills Homeowners Association Inc. of record in Instrument No. 20020123-0009417; all of record in the Register's Office of Davidson County, Tennessee; and 2018 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Williamson County, State of Tennessee on this 15 day of November, 2017.

GRANTOR:

Tonya R. Gentry

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Tonya R. Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 15 day of November, 2017.

Laura German
Notary Public

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires:
01/09/2021

New Owner Name and Address to: LHF 4 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 7241 Legacy Drive Antioch, TN 37013 Mail tax bills to: LHF 4 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 182-06-0A-237.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $221,000.00. Tonya R. Gentry AFFIANT Subscribed and sworn to before me this 15 day of November, 2017. Laura German NOTARY PUBLIC Commission expires: 01/09/2021

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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.

Notary's Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

