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# 55060 DEEDWARR
02/05/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20180205-0011486

WARRANTY DEED

Effective as of **January 18, 2018,** 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**, Juliana P. Gentry N/K/A Julianna G. Tidwell, married,** 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 38, Heritage View Subdivision, Section Two, as shown on plat of record in Book 7900, Page 37, 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 deed of record in Book **11367**, Page **520** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband**, Ronald K. Tidwell**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 37; Restrictions recorded in Book 8076, Page 147 and Book 8592, Page 433; all of record in the Register's Office of **Davidson County**, Tennessee; and **2018 Davidson County**, city 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 Sumner County, State of TN on this 18 day of January, 2018.

GRANTORS:

Juliana P. Gentry N/K/A Julianna G. Tidwell

Ronald K. Tidwell

STATE OF TN
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared ***Julianna G. Tidwell and Ronald K. Tidwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained. Juliana P. Gentry N/K/A

WITNESS my hand and seal, at office in State and County named herein on this 18 day of January, 2018.

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 5-22-19

Notary Public

New Owner Name and Address to: LHF 4 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1656 Liberty Hill Drive Madison, TN 37115 Mail tax bills to: LHF 4 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **042 080 156.00**	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 **$145,000.00.** AFFIANT Subscribed and sworn to before me this 18th day of January, 2018. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 03-19-19

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)

