Bill Garrett Davidson County
Batch# 56034 DEEDWARR
02/07/2018 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20180207-0012197

RETURN DOCUMENT TO:
BELLE MEADE TITLE & ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TENNESSEE 37205
BOX 26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
LRW Holdings LLC 122 Generals Retreat Pl Franklin, TN 37064	New Owner	115-02-0-022.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Saratoga Investors LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto LRW Holdings, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for the complete legal description and derivation clause.

This is unimproved real property commonly known as 981 Davidson Drive, Nashville, Tennessee 37205.

This conveyance is subject to the following:
1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Flow of any creeks, streams or branches across subject property.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $337,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 10th day of February, 2018.
(
(My Commission Expires: 12.03.19 Notary Public

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

SARATOGA INVESTORS LLC

By: Tim Howell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of February, in the year 2018, before me the undersigned, personally appeared Tim Howell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the Mgr/memb of Saratoga Investors LLC, a Tennessee limited liability company, and that Mgr/ he executed the foregoing instrument on behalf of said Saratoga Investors LLC, a Tennessee limited liability company for the purpose therein contained as Mgr memb.

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 7, 21

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of H.L. Crowder Lands, described according to a survey of Z.J. Wilkinson, Surveyor, February 1960, as follows:

Beginning on the Westerly margin of Davidson Drive at the Southeast corner of the property conveyed to Leonard J. Lucito and wife, by deed from H.L. Crowder, of record in Book 3098, page 617, Register's Office for said County; thence with said Lucito's Southern boundary line, Westerly 178.4 feet to the center of a creek; thence with the center of the same South 4 degrees West 38.8 feet, and continuing with the same, South 17 degrees 38' East 86 feet; thence Easterly 151 feet to the Westerly margin of Davidson Drive; thence with the same, North 1 degrees 40' East 120 feet to the beginning.

Being the same property conveyed to Fletcher Bangs Watson, V, unmarried by Warranty deed from Virginia Rae McIntosh (now Reale), married, et vir John R. Reale of record in Book 6151, page 520, Register's Office for Davidson County, Tennessee, dated September 29, 1983 and recorded on October 5, 1983. (Value or consideration shown in aforementioned deed $70,000.00.)

Being the same property conveyed to Music City Holdings LLC by Warranty deed from Fletcher Bangs Watson, V and Marian Gill Worley, husband and wife of record in Instrument No. 20170804-0080120 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 4, 2017. (Value of consideration shown in aforementioned deed $258,000.00.)

Being the same property conveyed to Allen Good by Warranty deed from Music City Holdings LLC of record in Instrument No. 20170804-0080121 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 4, 2017. (Value of consideration shown in aforementioned deed $270,000.00.)

Being the same property conveyed to Saratoga Investors LLC by Warranty deed from Allen Good of record in Instrument No. 20171117-0118193 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 17, 2017. (Value of consideration shown in aforementioned deed $270,000.00.) Being also known as 981 Davidson Drive Nashville, Tennessee 37205.
Property address being provided for informational purpose only.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

