WARRANTY DEED

Bill Garrett Davidson County
Batch# 60021 DEEDWARR
02/16/2018 03:18:43 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20180216-0015496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $284,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF FEBRUARY 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4313B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Daniel Campbell		074-08-0-133.00
320 Bonnahurst Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LRW HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL CAMPBELL, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 731 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LRW Holdings, a Delaware limited liability company by Warranty deed from Kyle J. Thomas and wife, Abigail M. Thomas of record in Instrument No. 20171122-0119926 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 22, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 320 Bonnahurst Dr, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 13th day of February 2018.

LRW Holdings, LLC

BY: _____
Lawrence R. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February 2018.

_____
Notary Public

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 12-03-19

File #: 18-4313B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206