Bill Garrett Davidson County
Batch# 80843 DEEDWARR
04/13/2018 03:26:50 PM 2 pgs
Fees: $13.00 Taxes: $1,476.26
20180413-0035154

WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,988.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF APRIL 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3935B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Robert McDaniel and Lauren McDaniel, and Diane Armistead	REGIONS BANK	083-05-0-014.00
1035 Seymour Ave	2001 PARK PLACE NORTH, STE 150	
Nashville, TN 37206	BIRMINGHAM, AL 35203	

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

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

ROBERT MCDANIEL AND LAUREN MCDANIEL, HUSBAND AND WIFE AND DIANE ARMISTEAD, A MARRIED WOMAN

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 a part of Lot No.6, on the Plan of the Division of the land of John Hobson, deceased, of record in Minute Book L, Page 363, of the Circuit Court for said County, described as follows:

Beginning at a iron pin on the Northerly margin of Seymour Avenue, at a point 125 feet West of the Southwest corner of Lot 14 on the Map of the Subdivision of the lands of the heirs of Mrs. Sallie L. Johnson in Book 332, Page 164; thence with the Northerly margin of Seymour Avenue, Westwardly 58 feet; thence Northwardly and parallel to the Westerly line of Lot 14, 158 feet more or less to the Southerly margin of an alley; thence with said alley, Eastwardly 58 feet; thence Southwardly 158 feet more or less to the beginning.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability company of record in Instrument No. 20161011-0107335 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on October 11, 2016.

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 1035 Seymour Ave, Nashville, TN 37206

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 11th day of April 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 11th day of April 2018.

_____

Notary Public

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 12.03.19

File #: 17-3935B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027