Karen Johnson Davidson County
Batch# 258817 DEEDWARR
07/19/2019 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190719-0070733

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/1/22

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4831B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Roger L. Luther, II	Security National Mtg Co.	034-09-0-155.00
417 Janette Court	5390 South 360 West	
Goodlettsville, TN 37072	Murray, Ut 84123	

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

ROGER L. LUTHER, II, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~SUMNER~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Gateway Section 2 of record in Plat Book 3300, Page 81, 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 Homer H. Gatlin and wife, Margaret R. Gatlin by Warranty deed from David A. Dodson and wife, Faye M. Dodson of record in Book 5035, page 901, Register's Office for Davidson County, Tennessee, dated June 15, 1976 and recorded on June 16, 1976.

Being the same property conveyed to LRW Holdings, LLC by Warranty deed from Jesse Kenneth Watson and Phillip Ray Watson and Billy Cleveland Watson and Debbie Farris and Lisa McGuire and Dana Dungey and Terry Michael Watson, Jr. and Rhonda Rogers and Kimberly Michelle Delaney and Jimmy Ray Watson, the heirs at law of Margaret R. Gatlin of record in Instrument No. 20180510-0044808 Register's Office for Davidson County, Tennessee, dated May 09, 2018 and recorded on May 10, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

This is property known as 417 Janette Court, Goodlettsville, TN 37072

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 15th day of July, 2019.

LRW Holdings, LLC

BY: _____

Lawrence R. Wisniewski, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

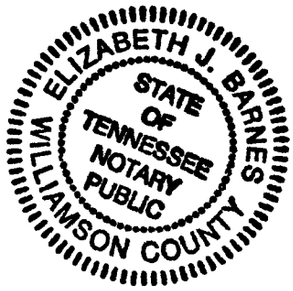
Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member(or other officer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

Witness my hand and official seal, this 15th day of July, 2019.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 12-18-22



File #: 18-4831B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY