File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130056364 DEEDWARR
Recvd: 07/02/13 14:45 2 pgs
Fees:13.00 Taxes:986.05
20130702-0068438

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LVH, LLC 2206 21st Avenue South Nashville, TN 37212	New Owner

TAX MAP-PARCEL NUMBERS: 11802010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Victor Lopez Ward-Jones, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto LVH, LLC, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Final Plat of the First Subdivision of the W.T. Berry Estate of record in Book 974, page 66, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the easterly margin of West Kirkwood Road, now Avenue, and extends back 218.84 feet on the northerly line and 229.23 feet on the southerly line to a dead line in the rear, measuring 61.6 feet thereon.

Being the same property conveyed to Joe Harrison Brown by Warranty Deed from Arthur E. Jones and wife, Bertha S. Jones, dated March 25, 1966, recorded March 30, 1966, of record in Book 4001, page 559, Register's Office for Davidson County, Tennessee. The said Joe Harrison Brown has since died. By Quitclaim Deed dated October 13, 1997, recorded October 29, 1997, of record in Book 10663, page 302, said Register's Office, Ethel B. Brown, Executrix of the Estate of Joe Harrison Brown, conveyed subject property to Ethel B. Brown. The said Ethel B. Brown conveyed her interest in subject property to Melba Jones, an unmarried woman, by Quitclaim Deed dated December 12, 2002, recorded December 26, 2002, of record in Doc. No. 20021226-0158475, said Register's Office. A Joint Tenancy with rights of survivorship was created in Melba Jones, an unmarried woman, and Victor L. Jones, a married man. The said Melba Jones has since died. By Quitclaim Deed dated May 25, 2012, recorded May 29, 2012, of record in Doc. No. 20120529-0046217, said Register's Office. Victor Lopez Ward Jones, formerly known as Victor L. Jones, conveyed subject property to Victor Lopez Ward-Jones

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 66, said Register's Office, which Plan shows a 30 foot minimum building setback line from West Kirkwood Avenue and a 10 foot easement for public utility purposes along the rear line; Easement for sanitary sewers and/or storm drainage to the metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5487, page 256, said Register's Office.

This is improved property, known as: 2814 W Kirkwood Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June 2013.

Victor Lopez Ward-Jones

State of TENNESSEE

County of DAVIDSON

On this 28th day of June, 2013 , before me the undersigned authority, personally appeared Victor Lopez Ward-Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $266,500.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017