BILL GARRETT, Davidson County
Trans:T20130069897 DEEDWARR
Recvd: 08/14/13 10:14 2 pgs
Fees:13.00 Taxes:3215.30

20130814-0085244

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

B-LVH-13-1707

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Gilbert	Same as New Owner	
1707 Stokes Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-07-0-207.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FKA LITTLE VILLAGE HOMES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL GILBERT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 107-B ON THE PLAN OF THE FINAL PLAT OF RESUBDIVISION OF LOT 107 NORTH PART OF NOEL'S SUBDIVISION OF WATKINS' GROVE, OF RECORD IN INSTRUMENT NUMBER 20130207-0012904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ERIN O'HARA, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20120806-0069831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2012, AND RECORDED AUGUST 6, 2012. THE SAID LITTLE VILLAGE HOMES, LLC, NOW BEING KNOWN AS LVH, LLC.

THIS CONVEYANCE IS SUBJECT TO INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20130207-0012904; INSTRUMENT NUMBER 20130503-004497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1707 Stokes Lane, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this 9th day of August, 2013.

LVH, LLC, a Tennessee limited liability company

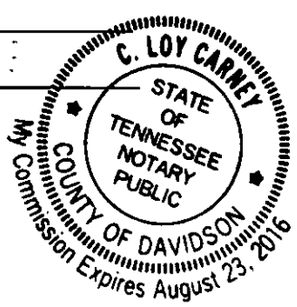
BY: _____
Mark Deutschmann, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MARK DEUTSCHMANN to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of LVH, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 day of August, 2013.

_____
Notary Public
My Commission Expires: _____



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903