WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071790 DEEDWARR
Recvd: 08/20/13 11:04 2 pgs
Fees:13.00 Taxes:1424.50

20130820-0087597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2013.

KAY M. TENPENNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires August 25, 2016

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LVH, LLC	New Owner	
(NAME)	(NAME)	
2206 21st Ave S		131-4-103
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JB PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LVH, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 1 of Block 17, except a triangular strip 12 feet 10 inches wide along the south margin of Belvidere Drive and running back along the east line of the lot, to the southeast corner of the lot, on the Map of College Park Subdivision, of record in Book 843, page 29, said Register's Office and described according to a survey made by Jno. D. Kerr, Surveyor on February 5, 1946, as follows:

BEGINNING at the southeast intersection of Belvidere Drive and Harcome Street or Avenue at an iron pin; thence with the south margin of Belvidere Drive, North 78.5 degrees east 80 feet to an iron pin 12 feet 10 inches west of the northeast corner of said Lot 1 and the northwest corner of Lot 2; thence South 1.25 degrees east 133 feet 6 inches to a point; the common corner of Lots 1 and 2; thence south 83 degrees west 108 feet 9 inches to an iron pin in the margin of the same, north 11 degrees east 133 feet to the point of beginning and also conveyed without warranties of title is the easterly one-half of Harcome Avenue, which lies immediately adjacent to and west of Lot No. 1, Block 17, as described above. Harcome Avenue was closed by Metro Ordinance No. BL2003 -1518.

Being the same property conveyed to J.B. Partners by Warranty Deed from Nancy R. Shipley, unmarried of record in Instrument No. 20080502-0045365, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 29, said Register's Office; and (c) easement retained by Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. BL2003-1518.

unimproved ☐

This is improved ☒ property, known as 1123 Belvidere Drive, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 this 15th day of August, 2013.

JB Partners

By: _____
Jason Keckley, Partner

By: _____
Bryan P. Church, Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jason Keckley and Bryan P. Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of JB Partners, the within named bargainors, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2013.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015