RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October 2013.

Notary Public

MY COMMISSION EXPIRES: 8. 21. 17

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-13-2707A

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
Aleke Joy Tsoubanos	**SAME** (NAME)	
2707A West Linden Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-15-0-462.00

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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEKE JOY TSOUBANOS AND JASON GAGE VALENTINE, WIFE AND HUSBAND, 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. 2 ON THE PLAN OF WILLOUGHBY SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 3, 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 LVH, LLC BY DEED FROM CHARLES S. SANGER AND WIFE, MAUREEN S. SANGER OF RECORD AT INSTRUMENT NO. 20130701-0067778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2013 AND RECORDED ON JULY 1, 2013.

BEING THE SAME PROPERTY CONVEYED TO CHARLES S. SANGER AND WIFE, MAUREEN S. SANGER BY DEED FROM DEWEY PEDIGO, JR. TRUSTEE OF RECORD IN BOOK 8862, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 8, 1993 AND RECORDED ON FEBRUARY 9, 1993.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 8250, PAGE 3, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2707A West Linden Ave, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20130094038 DEEDWARR
Recvd: 11/04/13 10:44 2 pgs
Fees:13.00 Taxes:1748.25
20131104-0114164

Witness my/our hand(s) this 31st day of October, 2013.

LVH, LLC

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 31 day of October, 2013.

_____
Notary Public
My Commission Expires:



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