26b
14633

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
LVH, LLC 2206 21st Avenue S Nashville, TN 37212	New Owner	Map 104-15-0 Parcel 234.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Lawrence James Kamm and wife, Helen Sfikas Rogers (hereinafter referred to as "Grantors"), have bargained and sold and by these presents do hereby sell, bargain, and convey to LVH, LLC, a Tennessee limited liability company (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 1, re-subdivision of Lots 6 & 7 and a portion of Lot 5 Linden Place 3 lot minor plat recorded in instrument 20130509-0046903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion of the same property conveyed to Lawrence James Kamm and Helen Sfikas Rogers by Clerk and Master's Deed from Richard R. Rooker, Clerk of record in Instrument 20071030-0128056, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2110 Sunset Place, Nashville, Tennessee 37212.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee, which are not due and payable.
2. Plat of record in Instrument 20130509-0046903, Register's Office for Davidson County, Tennessee, and all matter shown therein.
3. Map of Linden Place of record in Book 547, Page 121 and 122, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 1174, Page 279, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140007299 DEEDWARR
Recvd: 01/31/14 11:09 3 pgs
Fees:18.00 Taxes:1258.00
20140131-0008777

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $340,000.00.
(
(
(
(Subscribed and sworn to before me
(this 27th day of January, 2014.
(
(
(
(My Commission Expires: _____
(

_____
Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

_____
Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successor's and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of an undivided interest in said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of January, 2014.

Lawrence J. Kamm

LAWRENCE JAMES KAMM

Helen S. Rogers

HELEN SFIKAS ROGERS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Lawrence J. Kamm whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of January, 2014.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Helen C. Kamm whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of January, 2014.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____