BILL GARRETT, Davidson County
Trans:T20140033049 DEEDWARR
Recvd: 05/13/14 10:46 3 pgs
Fees:18.00 Taxes:849.15
20140513-0040825

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $229,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2014.

Notary Public

My Commission Expires: 3-6-18

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
LVFFB, LLC 4709 Langston Drive Nashville, TN 37211	SAME	13313002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW R. KRAMER, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LVFFB, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 639 on the Plan of Caldwell Hall, Section 7, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew R. Kramer, unmarried, by deed dated November 17, 2003, with a consideration of $159,000.00, from Bobby E. White and Jeffrey Hunter White, as joint tenants with rights of survivorship, of record in Instrument No. 20031121-0169876, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3300,, page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4709 Langston Drive, Nashville, TN 37211.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized 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; and further covenants and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of May, 2014.

Andrew R. Kramer

STATE OF TENNESSEE)
COUNTY OF Davidson)

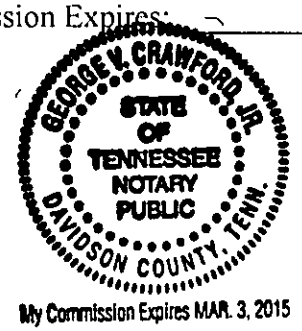
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW R. KRAMER, UNMARRIED** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of May, 2014

(Seal)

Notary Public

My Commission Expires:



Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212