WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-14-3431

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Carswell	**Same as New Owner**	
(NAME) **3431 Marlborough Avenue**	(NAME)	**104100S00100 CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **STEPHANIE CARSWELL, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of Marlborough Cottages, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Marlborough Cottages of record in Instrument Number 20130726-0077500, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Ovada B. Holt by Deed from James B. McClendon and wife, Bertie Workman McClendon of record in Book 3646, Page 244, Register's Office for Davidson County, Tennessee, dated November 08, 1963 and recorded on November 08, 1963. Ovada B. Holt having since died Testate on August 3, 2009 and her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket #12P-1285).

Being a portion of the same property conveyed to Little Village Homes, LLC by deed from Estate of Ovada Holt of record in Instrument No. 20120827-0077074 Register's Office for Davidson County, Tennessee, dated August 20, 2012 and recorded on August 27, 2012.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Instrument of record in Instrument Number 20130726-0077500, said Register's Office.
- Charter of Marlborough Cottages Homeowner's Association of record in Instrument Number 20130730-0079112, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3431 Marlborough Avenue, Nashville, Tennessee 37212**.

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:T20140036995 DEEDWARR
Recvd: 05/28/14 09:40 2 pgs
Fees:13.00 Taxes:1720.50

20140528-0045616

Witness my/our hand(s) this the 21st DAY OF MAY, 2014.

LVH, LLC

BY:_____
Mark Deutschmann
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of LVH, LLC 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 21st of May, 2014.

_____
Notary Public
My Commission Expires: 3-16-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212