WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048596 DEEDWARR
Recvd: 07/08/14 12:33 2 pgs
Fees:13.00 Taxes:3122.80
20140708-0060030

File No.: ALW-14-2530-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $844,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Blumenthal and Beth E. Edmondson	Quicken Loans Inc.	104-15-497.00
(NAME)	(NAME)	
2530 B Ashwood Avenue	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LVH, LLC, A TENNESSEE LIMITED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **STEVEN E. BLUMENTHAL AND BETH E. EDMONDSON, HUSBAND AND WIFE**, 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, SUNSET PARK, RESUBDIVISION OF LOT 75, as shown on plat of record in Instrument No. 20140110-0002819, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to LVH, LLC, a Tennessee limited liability company by Warranty Deed from James Terry Murphree and Mark Fly, Co-Executors of the Estate of Winifred Fly Murphree, dated 10/31/2013, recorded 11/01/2013, in Instrument No. 20131101-0113316, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2530 B Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (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 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.

Witness my/our hand(s) this 3rd day of July, 2014.

LVH, LLC, a Tennessee limited liability company

By: Village People, L.L.C., Sole Member
of LVH, LLC

By: MDK
Mark Deutschmann, Chief Mgr
of Village People, L.L.C.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Mark Deutschmann, Chief Manager of Village People, L.L.C., a Tennessee limited liability company, the Sole Member of LVH, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the appointed representative of LVH, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such appointed representative of LVH, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of July, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171