WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064467 DEEDWARR
Recvd: 08/29/14 13:54 2 pgs
Fees:13.00 Taxes:2157.10
20140829-0079256

File No.: ALW-14-2814-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

TARA CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea T. McKellar	Academy Mart. Corp.	118-2-T-2.00CO
(NAME)	(NAME)	
2814 B West Kirkwood Avenue	1220 E. 7800 S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Sandy, UT 84094	
(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 LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANDREA T. MCKELLAR,** _____, 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 Unit B, together with the private elements as shown on Declaration of Protective Covenants, Conditions and Restrictions, for WEST KIRKWOOD AVENUE COMMONS, a Townhouse Planned Unit Development, of record in Instrument No. 20131219-0128409, 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 part of the same property conveyed to LVH, LLC by Warranty Deed from Victor Lopez Ward-Jones, unmarried, recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068438, in the Register's Office of 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 2814 B West Kirkwood Avenue, Nashville, TN 37204
(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 25th day of August, 2014.

LVH, LLC, a Tennessee limited liability company

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

By: _____
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 25 day of August, 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