PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140068201 DEEDWARR
Recvd: 09/12/14 12:21 2 pgs
Fees:13.00 Taxes:832.50
20140912-0083786

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LVH, LLC 2206 21st Ave. S. Ste 200 Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 10308003200 & 10308003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula Diane Godsey, Trustee of the Paula Godsey Trust and Paula Diane Godsey, Trustee of the Paula Diane Godsey Living Trust,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **LVH, LLC** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision Plat of Lot Nos. 1, 2 & 3 of the Paula Diane Godsey, Trustee Property Plan of West End Annex (Plat Book 332, page 61, Register's Office for Davidson County, Tennessee), as of record in Instrument No. 20140910-0082697, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Paula Diane Godsey by deed dated May 25, 2012 from Eula Evans as of record in Instrument No. 20120529-0046230, Register's Office for Davidson County, Tennessee. Further, Paula Diane Godsey conveyed said property to Paula Diane Godsey, Trustee of the Paula Diane Godsey, Living Trust established by the Revocable Trust Agreement of Paula Diane Godsey, dated April 30, 2007, as of record in Instrument No. 20121227-0119629, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Paula Diane Godsey, Trustee of the Paula Diane Godsey Trust as established under the Revocable Trust Agreement of James P. Godsey establishing the James P. Godsey Living Trust dated March 13, 201 by Trustee's Deed dated February 26, 2009 as of record in Instrument No. 20090304-0019015, as corrected in Instrument No. 20090504-0040309, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20140910-0082697, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as: TBD 42nd Avenue South, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2014.

Paula Diane Godsey, Trustee of the Paula Godsey Trust

Paula Diane Godsey, Trustee of the Paula Diane Godsey Living Trust

State of TENNESSEE
County of DAVIDSON

On this 10th day of September, 2014 , before me the undersigned authority, personally appeared Paula Diane Godsey, Trustee of the Paula Godsey Trust Paula Diane Godsey, Trustee of the Paula Diane Godsey Living Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 10th day of September, 2014

My Commission Expires: _____

DAVID B. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: January 9, 2016

Notary Public