WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072844 DEEDWARR
Recvd: 09/29/14 11:04 2 pgs
Fees:13.00 Taxes:2157.10

20140929-0089373

File No.: ALW-14-2814-UNITA

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 25TH DAY OF SEPTEMBER, 2014.

Notary Public

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

DAVIDSON COUNTY AMANDA VAUGHN Notary Public State of Tennessee

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 NUMBER:
Alexander Joskowicz and Julia P. Cohen	SWBC Mortgage Corporation	118-2-T-1.00 CO
(NAME)	(NAME)	
2814 A West Kirkwood Ave.	9311 San Pedro, Suite 100	118-2-T-1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX 78216	
(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**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALEXANDER JOSKOWICZ AND JULIA P. COHEN, 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 Unit A, 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, dated June 28, 2013, recorded July 2, 2013 in Instrument No. 20130702-0068438, 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 2814 A West Kirkwood Ave., 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 September, 2014.

LVH, LLC, a Tennessee limited liability company

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

By: _____
Mark Deutschmann, Chief Manager of Village People, LLC

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 25th day of September, 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