WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027778 DEEDWARR
Recvd: 04/14/15 10:19 2 pgs
Fees:13.00 Taxes:2238.13
20150414-0032760

R-VRES-15-2713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Jodi D. Gerdes	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
2713 Craig Avenue	**901 Semmes Avenue**	**118-05-0-220.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Richmond, VA 23224**	
(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,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JODI D. GERDES, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Re-Subdivision of Lot 5 and the easterly part of Lot 4, Plan of Vaulx Land of record in Instrument Number 20140515-0041945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LVH, LLC by Warranty deed from 2400Ventures, LLC of record in Instrument No. 20140703-0058809 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 3, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record as Instrument Number 20140515-0041945, Register's Office of Davidson County, Tennessee.
- Easement set out in Judgment of record in Book 4501, Page 388, 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: **2713 Craig Avenue , Nashville, Tennessee 37204**.

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.

Witness my/our hand(s) this the 1st DAY OF APRIL, 2015.

LVH, LLC

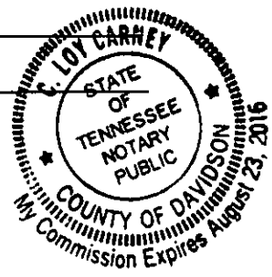
BY:_____
Mark Deutschmann
President

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 1st of April, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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