(7)

BILL GARRETT, Davidson County
Trans:T20150065860 DEEDQC
Recvd: 08/07/15 16:10 4 pgs
Fees:22.00 Taxes:0.00
20150807-0079149

This Instrument Prepared By:
David Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUIT CLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
LVH, LLC	LVH, LLC	07205005800
2206 21st Avenue S	2206 21st Avenue S	07112009700
Nashville, TN 37212	Nashville, TN 37212	

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

SUSAN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO before me, on this 6 day of August, 2015.

Notary Public

My Commission Expires: 12/6/16

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, JSJP, LLC, a Tennessee limited liability company (Grantor"), does hereby quitclaim unto LVH, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is unimproved property known as 0 Trinity Lane (Tax Parcel No. 07205005800) and improved property known as 841 Cherokee Avenue (Tax Parcel No. 07112009700).

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 6th day of August, 2015.

JSJP, LLC, a Tennessee limited liability company

By: _____
Name: Josh Morant
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Jonathan Triston Jacobs, a Notary Public of said County and State, personally appeared Josh Morant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of JSJP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Authorized Representative.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 6th day of August, 2015.

_____
Notary Public

My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Metropolitan Nashville lying in the 5th Councilmanic District of Davidson County, Tennessee, being a portion of Lot 4 on the plan of the Division of the Land of George Stull as of record in Book F, page 233, Register's Office for Davidson County, Tennessee, and being more particularly described as follows.

Beginning at a Tennessee Department of Transportation (TDOT) monument on the southerly right-of-way (width varies) of Trinity Lane, said monument further described as lying on the westerly right-of-way (width varies) of Ellington Parkway; Thence, leaving said Trinity Lane and running with said right-of-way of Ellington Parkway as follows: South 24 degrees 33 minutes 35 seconds East 52.07 feet to a TDOT monument, South 45 degrees 48 minutes 48 seconds West 243.95 feet to a TDOT monument, South 38 degrees 50 minutes 12 seconds West 194.68 feet to a TDOT monument, South 11 degrees 57 minutes 27 seconds East 121.81 feet to a TDOT monument, South 28 degrees 40 minutes 16 seconds East 414.54 feet to an iron rod; Thence, with the northerly boundary line of Walnut Grove Subdivision of Lot 5 of the Stull Tract, a plat of which was not found in the Register's Office for Davidson County, Tennessee, North 82 degrees 50 minutes 42 seconds West 850.40 feet to a monument; Thence, with the easterly boundary line of Lot 11 on the plan of Walnut Grove Annex, a plat of which is of record in Plat Book 1424, page 90 in said Register's Office, North 5 degrees 40 minutes 05 seconds East 404.45 feet to a monument on the right-of-way (50 feet wide) on Edwin Street; Thence, with said right-of-way, South 84 degrees 33 minutes 56 seconds East 70.60 feet to an iron rod, North 9 degrees 13 minutes 05 seconds East 385.67 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 30.00 feet; Thence, with said curve an arc distance of 44.68 feet through a central angle of 85 degrees 19 minutes 57 seconds (Chord: North 51 degrees 53 minutes 04 seconds East 40.66 feet to an iron rod at the beginning of a curve in said southerly right-of-way of Trinity Lane concave to the south and having a radius of 11494.16 feet; Thence with said curve in said right-of-way, easterly an arc distance of 246.47 feet through a central angle of 1 degree 13 minutes 43 seconds (chord: South 86 degrees 02 minutes 51 seconds East 246.47 feet to an iron rod at the northwest corner of the City of Nashville property of record in Book 2031, page 551 in said Register's Office; Thence, with the boundary line of said City of Nashville property as follows: South 3 degrees 23 minutes 15 seconds West 308.02 feet to a Monument, South 86 degrees 28 minutes 03 seconds East 199.92 feet to a monument, North 3 degrees 23 minutes 15 seconds East 307.43 feet to an iron rod on said southerly right-of-way of Trinity Lane; Thence with said right-of-way, South 84 degrees 01 minute 54 seconds East 246.98 feet to the beginning containing 11.33 acres more or less or 493594 square feet more or less.

Tract 2:

Land in Metropolitan Nashville lying in the 5th Councilmanic District of Davidson County, Tennessee, being the eastern half of Lot 31 on the Plan of Walnut Grove Subdivision of Lot 5 of

the Stull Tract, plat not found in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows.

Beginning at an iron rod on the right-of-way (50' wide) of Cherokee Avenue, being a common corner of Lots 31 and 33 on the plan of the Walnut Grove Subdivision of Lot 5 of the Stull Tract, plat not found in the Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described tract; Thence with said right-of-way, North 81 degrees 50 minutes 20 seconds West 48.79 feet to an iron rod; Thence, severing said Lot 31, North 7 degrees 47 minutes 04 seconds East 322.25 feet to an iron rod; Thence, with the northerly boundary line of said Walnut Grove Subdivision, South 82 degrees 50 minutes 42 seconds East 50.01 feet to an iron rod; Thence with said common boundary line, South 8 degrees 00 minutes 02 seconds West 323.12 feet to the beginning containing 0.37 acre more or less or 15940 square feet more or less.

Tracts 1 and 2 above being the same property conveyed to LVH, LLC, by deed from JSJP, LLC, of record in Book ★, Page _____, in the Register's Office of Davidson County, Tennessee. Instrument # 20150807-0079148

The description of the Property was obtained from a survey dated July 29, 2015, last revised July 30, 2015, prepared by J. Alan Cummings, RLS, of Crawford & Cummings, PC, whose address is 1929 21st Ave. South, Nashville, Tennessee 37212.