WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,712.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-15-1843

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)
Patrice Yvonne Everly	Same	
(NAME)	(NAME)	**11704041900**
1843 Primrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **PATRICE YVONNE EVERLY, 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. 2 on the Plan of Resubdivision of Lot 1, Block "C" Belmont Terrace, Annex No. 4 of record in Plat Book 974, Page 97, revised in Instrument No. 20131203-0122782 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 a portion of the same property conveyed to LVH, LLC, a Tennessee limited liability company by Warranty deed from Matthew W. Hoffmeister of record in Instrument No. 20130717-0073784 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 17, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 974, Page 97, as revised in Instrument No. 20131203-0122782, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument Number 20140620-0053910, 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: **1843 Primrose Avenue, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20150067542 DEEDWARR
Recvd: 08/12/15 15:35 2 pgs
Fees:13.00 Taxes:2803.53
20150812-0080904

Witness my/our hand(s) this the 11th DAY OF AUGUST, 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 11th of August, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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