Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
1260 Martin LLC 2206 21st Ave S, Suite 200 Nashville, TN 37212	Same as New Owner	Map: 105-07, Group 1A Parcel: 001.00 CO
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

BILL GARRETT, Davidson County
Trans: T20150098226 DEEDWARR
Recvd: 11/18/15 15:00 2 pgs
Fees: 13.00 Taxes: 3071.00
20151118-0117172

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LVH, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **1260 Martin LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements and limited common elements of The Finery Master Condominiums, a horizontal property regime established by the Declaration for The Finery Master Condominium of record in Instrument No. 20150807-0079087, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Overall Development of the Finery Master Condominium Exhibit attached as an Exhibit to the aforementioned Declaration.

Being the same property conveyed to LVH, LLC, a Tennessee limited liability company by deeds from Luther E. Cantrell, Jr. and Bobble Sue Vanlandingham of record as Instrument No. 20140523-0044927 and 20140523-0044929, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to the following: (i) all matters contained in that Declaration for The Finery Master Condominium establishing a Horizontal Property Regime of The Finery of record in Instrument No. 2150807-0079087, Register's Office for Davidson County, Tennessee; (ii) all matters shown on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014; (iii) all matters contained in that Declaration of Restrictions and Covenants for Stormwater Facilities as of record in Instrument No. 20151005-010365, Register's office for Davidson County, Tennessee; (iv) all matters contained in that Temporary Parking Easement Agreement as of record in Instrument No. 20151118-0117171, Register's Office for Davidson County, Tennessee; (v) all matters contained in that Agreement for Dedication of Easement for the Purpose of Public Street and Right of Way as of record in Instrument No. 20151109-0113800, Register's Office for Davidson County, Tennessee; (vi) 2015 County Taxes are being prorated and paid at the time of this conveyance.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is unimproved property, known as 1260 Martin, Nashville, TN 37203.

EXECUTED this 18th day of November, 2015.

LVH, LLC

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Deutschmann, 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 President of LVH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, this the 18th day of November, 2015.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 18th day of November, 2015.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

_____
NOTARY PUBLIC
My Commission Expires: _____