WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-2311-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
David Whelan and Rachel Sobel	new owner	
(NAME)	(NAME)	**117-13-0-137-00**
2311 Warfield Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID WHELAN AND RACHEL SOBEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Final Plat Resubdivision of Lot 2 Abbott Martin Estates of record in Plat at Instrument No. 20070222-0022042, 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, a Tennesseee limited liability company by Warranty deed from Darren Cioffi, unmarried of record in Instrument No. 20131002-0103228 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 2, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20070222-0022042, Register's Office of Davidson County, Tennessee.
- Easement recorded simultaneously herewith at Inst. No 20160324-0028009, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2311 Warfield Lane, Nashville, Tennessee 37215**.

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:T20160024056 DEEDWARR
Recvd: 03/24/16 13:25 2 pgs
Fees:13.00 Taxes:4255.00
20160324-0028011

Witness my/our hand(s) this the 18th DAY OF MARCH, 2016.

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 18th of March, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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