WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/17 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-16-2120-T

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)
Subir Guha and Noridia Mauras	Regions Bank	
(NAME)	(NAME)	**104-15-0-234-00**
2120 Sunset Place	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS) RCN-6 Mail Code: ALBH 40602B	
Nashville, TN 37212	Birmingham, AL 35244	
(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 **SUBIR GUHA AND NORIDIA MAURAS, 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. 1 on the Plan of Re-Subdivision of Lots 6 & 7 and a Portion of Lot 5 Linden Place 3 Lot Minor Plat of record in Plat Book 20130509-0046903, 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 Tennessee limited liability company by Warranty deed from Lawrence James Kamm and wife, Helen Sfikas Rogers of record in Instrument No. 20140131-0008777 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 31, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20130509-0046903, Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1174, Page 279, 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: **2120 Sunset Place, 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:T20160036986 DEEDWARR
Recvd: 05/04/16 10:08 2 pgs
Fees:13.00 Taxes:4070.00
20160504-0043904

Witness my/our hand(s) this the 29th DAY OF APRIL, 2016.

LVH, LLC

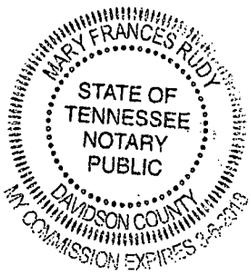
BY: _____
Mark Deutschmann
President

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 29th of April, 2016.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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