Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Bailey & West Eastland LLC **2206 21st Avenue South, Ste. 200** **Nashville, Tennessee 37212**	**SAME AS NEW OWNER**	**MAP 083-05** **PARCEL 453.00**

This Instrument Prepared By David B. Gray, Attorney, Tune, Entrekin & White PC
315 Deaderick Street, Suite 1700, Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LVH, LLC**, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **BAILEY & WEST EASTLAND LLC,** a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the plan of LIV East, Phase 1, a plat of which is of record in Instrument No. 20150917-0094668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LVH, LLC, Tennessee limited liability company by deed dated September 25, 2015 from Cleo Residences, LLC, a Delaware limited liability company, as of record in Instrument No. 20150928-0098249, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on Plat of record in Instrument No. 20150917-0094668; Declaration of Covenants, Conditions and Restrictions as set forth in instrument of record in Instrument No. 20150928-0098248; Easements and rights set forth in Metropolitan Nashville City Council Ordinance No. 71-1403 closing, vacating and abandoning certain portions of Alley Nos. 1001 and 1007, as shown in Instrument No. 4522, page 478, all of record in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself self, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20160055668 DEEDWARRSP
Recvd: 06/30/16 08:22 2 pgs
Fees:13.00 Taxes:2800.90
20160630-0066643

WITNESS this the 29th day of June, 2016.

GRANTOR:

LVH, LLC

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, 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 the president executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as the president thereof.

Witness my hand, this the 29th day of June, 2016.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 11/5/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $757,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 29th day of June, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY