WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/16 16:11 3 pgs
Fees:18.00 Taxes:1282.14
20160711-0070965

G-GW-16-0215-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,523.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Sandy Brainard	New Owner	
(NAME)	(NAME)	**83-6-R-5.00CO**
215 Gentry Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **LVH2, 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 **SANDY BRAINARD,** 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 Unit 5, GENTRY WAY, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455 and 20160518-0049529 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Quitclaim Deed from Gentry Partners, a Tennessee general partnership to LVH2, LLC, a Tennessee limited liability company, as recorded on the 4th day of February, 2015 in Instrument No. 20150204-0010504; being a portion of Quitclaim Deed from Gentry Partners, a Tennessee General Partnership to Gentry Partners, a Tennessee General Partnership, as recorded on the 29th day of May, 2014 in Instrument No. 20140529-0046307 and being a portion of Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company to Gentry Partners, a Tennessee General Partnership, as recorded on the 7th day of August, 2013 in Instrument No. 20130807-0082996, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSVILLE FIRST SUBDIVISION, as recorded in Plat Book 21, Page(s) 112 and Exhibit C of Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455, and 20160518-0049529.
- Terms and provisions of by-Laws recorded in Exhibit B - Instrument No. 20150324-0025105.
- Charter of Gentry Way Homeowners' Association, Inc. recorded at Instrument No. 20150331-0027517.
- Easement for Public Street Right of Way, recorded in Instrument No. 20141103-0101390.
- Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20140919-0086075.
- Matters set forth in that Quitclaim Deed recorded in Instrument No. 20140529-0046307, which combines two tracts into one parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Gentry Ave., Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

LVH2, LLC

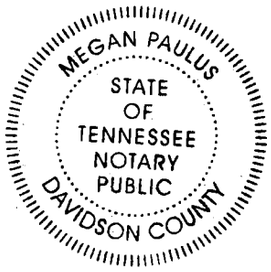
BY: _____
Jenn Garrett
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LVH2, 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 of LVH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

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



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

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

