Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Alloy, LLC **2206 21st Avenue South, Ste. 200** **Nashville, Tennessee 37212**	**SAME AS NEW OWNER**	**PART OF MAP 105-12** **PARCEL 055.00**

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 Nine Hundred Thousand and No/100 Dollars ($900,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LVH2, 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 **ALLOY, 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:

Property in Davidson County, Tennessee, labeled as "ALLOY CONDOMINIUM", together with the appurtenant interest in the common elements and limited common elements, as shown on the Alloy-Bongo Master Condominium Plat Exhibit to the Declaration for Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

INCLUDED IN THE ABOVE DESCRIPTION, HOWEVER EXPRESSLY EXCLUDED THEREFROM is UNIT 83, together with the appurtenant interest in the common elements and limited common elements, as shown on Exhibit B of the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, said Register's Office. Alloy Condominium is a Subcondominium of the Alloy-Bongo Master Condominium, and said Unit 83 is a Subunit of the Master Condominium.

Being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company by deed dated March 20, 2015 recorded in Instrument No. 20150323-0024528, and by deed dated May 18, 2016 recorded in Instrument No. 20160518-0049712, 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, 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 Book 4660, page 169; A 20-foot Public Utility and Drainage Easement across Lot No. 10 to serve Lot No. 9, as stated in deed of record in Book 5229, page 212; Grant of underground Cable Easement to United States of America of record in Book 10219, page 374; Easement Deed by Court order in Settlement of Landowner Action of U.S. Spring Communications Company of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, all of record in the Register's Office for Davidson County, Tennessee; and Real Estate Taxes for 2016 and subsequent years.

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 claiming by, through or under Grantor, but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20160103879 DEEDWARRSP
Recvd: 11/23/16 14:14 2 pgs
Fees:13.00 Taxes:3330.00
20161123-0123974

WITNESS this the 23rd day of November, 2016.

GRANTOR:

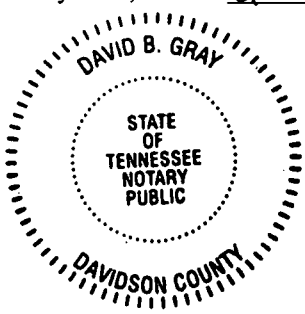
LVH2, LLC

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 LVH2, 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 23rd day of November, 2016.



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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $900,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 23rd day of November, 2016.

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

