WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106470 DEEDWARR
Recvd: 12/05/16 08:43 2 pgs
Fees:13.00 Taxes:1665.00

20161205-0127067

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-ALLOY-16-370-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(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)
Bongo Productions, LLC	**Bongo Productions, LLC**	
(NAME)	(NAME)	
1907 21st Avenue South	**1907 21st Avenue South**	**105120A00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BONGO PRODUCTIONS, LLC,** 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 1 of Bongo Condominium, described in a Declaration of record in Instrument No. 20161012-0108022, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to LVH2, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from LVH2, LLC, a Tennessee Limited Liability Company, recorded May 18, 2016 in Instrument No. 20160518-0049712; further being part of the same property conveyed to LVH2, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Heavy and Specialized Haulers, Inc., a Tennessee Corporation, recorded March 23, 2015 in Instrument No. 20150323-0024528; and further being part of the same property conveyed to Heavy and Specialized Haulers, Inc. by Installment Deed from Joe P. Herbert and Tom M. Herbert, recorded December 2, 1977 in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee.
- Declaration for Bongo Condominium recorded in Instrument No. 20161012-0108022 and the Declaration for Alloy-Bongo Master Condominium recorded in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.
- Grant of Underground Cable Easement to United States of America of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennesee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4717, Page 402, Register's Office for Davidson County, Tennessee.
- Easement for cut and fill slopes to the State of Tennessee, of record in Book 2859, Page 175, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee
- Subject to Charter Right-of-Way of the Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **372 Herron Drive, Unit 1, Nashville, Tennessee 37210**.

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 1st DAY OF DECEMBER, 2016.

LVH2, LLC

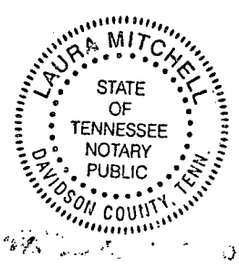
BY: _____
Jennifer Garrett
Authorized

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of December, 2016.

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



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