WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160107007 DEEDWARR
Recvd: 12/06/16 09:35 2 pgs
Fees:13.00 Taxes:1609.13

20161206-0127750

R-VRES-16-1510A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Jesse Lee Jones	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	
1508 Rosebank Ave	**2204 Lakeshore Drive, Suite 325**	**73-13-J-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 35209**	
(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 **JESSE LEE JONES, AN UNMARRIED MAN,** 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 A of 1510 A & B Rosebank Cottages, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030, 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 "C" to said Declaration and By-Laws appended thereto as Exhibit "B", 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 LVH, LLC by Quitclaim Deed from LVH, LLC recorded September 22, 2015 in Instrument No. 20150922-0096161; further being part of the same property conveyed to LVH, LLC by Quitclaim Deed from The Twin Team, LLC, recorded August 11, 2015 in Instrument No. 20150811-0080261 and further being part of the same property conveyed to The Twin Team, LLC and LVH, LLC by Warranty Deed from C. R. Johanson, recorded August 11, 2015 in Instrument No. 20150811-0080259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument Nos. 20160229-0018838 and 20160316-0025030, said Register's Office.
- HOA Charter of record in Instrument No. 20160229-0018838, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement recorded October 7, 2016 in Instrument No. 20161007-0106340, 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: **1510 A Rosebank Avenue, 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 1st DAY OF DECEMBER, 2016.

LVH, LLC

BY: _____

ITS: authorized representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenn Bandt, 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 representative of LVH, LLC the within named bargainor, a limited liability company, and that he/she as such authorized representative 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: _____
(SEAL)



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