WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051160 DEEDWARR
Recvd: 06/15/17 10:44 2 pgs
Fees:13.00 Taxes:4902.50

20170615-0060123

G-VRES-17-1236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
LVH, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105 07 0 114 00**
2206 21st Avenue S		
(ADDRESS)	(ADDRESS)	
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, **CORSAIR ARTISAN 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 **LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of LVH, LLC Martin Street Property, Resubdivision of the Hagan & Merritt Lands, Western Half of Block G of record in Instrument No. 20141028-0099409, as corrected by Surveyor's Certificate of Correction in Instrument No. 20141118-0106130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:
Being property situated in the Seventeenth Councilmanic District in Nashville, Davidson County, Tennessee, said property being a portion of the LVH, LLC property as recorded in Instrument #20130930-0102375. Said property being north of Merritt Avenue, south of Gray Street, and east of and immediately adjacent to Martin Street, being more fully described as follows:

Beginning at an iron pin at the southwest corner of said LVH, LLC property, said point being the northwest corner of LVH, LLC, Instrument #20140523-0044927, said point also being in the eastern right-of-way of Martin Street;

Thence with the eastern right-of-way of Martin Street, North 7 deg. 13'01" East for a distance of 163.70 feet to a point;

Thence leaving said right-of-way and with a severance line, South 82 deg. 47'24" East 8.00 feet to an iron pin;

Thence continuing with the severance line, South 7 deg. 13'01" West for a distance of 163.70 feet to an iron pin;

Thence continuing with the severance line, North 82 deg. 12'54" West 8.00 feet to the point of beginning, containing 1309 square feet, or 0.03 acres, more or less.

All deed and instrument references are recorded in the Register's Office of Davidson County, Tennessee.

Tract I: Being the same property conveyed to Corsair Artisan, LLC, a Tennessee limited liability company by quitclaim deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20141103-0101466 Register's Office for Davidson County, Tennessee, dated 10/31/2014 and recorded on 11/03/2014.

Tract II: Being the same property conveyed to Corsair Artisan, LLC, a Tennessee limited liability company by quitclaim deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20141103-0101467 Register's Office for Davidson County, Tennessee, dated 10/31/2014 and recorded on

11/03/2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record as Instrument Number 20141028-0099409, as corrected in Instrument Number 20141118-0106130, Register's Office of Davidson County, Tennessee.
- Subject to lease to Metro Ready Mix Concrete, LLC, referenced in General Warranty Deed of record in Instrument Number 20130930-0102375, in the Register's Office for Davidson County, Tennessee.
- Easements and rights as set forth in Metropolitan City Council Ordinance No. BL2013-408 as shown in instrument of record in Instrument No. 20130917-0097688, 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: **1236 Martin Street, Nashville, Tennessee 37203**.

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 9th DAY OF JUNE, 2017.

Corsair Artisan LLC

BY:_____
Darek Bell
Member

BY:_____
Andrew Webber
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020