BILL GARRETT, Davidson County
Trans:T20170067881 DEEDWARR
Recvd: 08/07/17 10:59 2 pgs
Fees:13.00 Taxes:1283.90

20170807-0080427 .035-9

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF August 2017

Notary Public

MY COMMISSION EXPIRES: 9-30-19
(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE 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)
Abhay Kemkar and Chandrakala Kemkar	**New Owner**	
(NAME)	(NAME)	72-14-J-9.00CO
1035 Chester Avenue #9		
(ADDRESS)	(ADDRESS)	72-14-J-9.00CO
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 **ABHAY KEMKAR AND CHANDRAKALA KEMKAR, HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST AND NEALESH KEMA, A 25% UNDIVIDED INTEREST AND SONAL KEMAR LARSON, A 25% UNDIVIDED INTEREST,** 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 15, Chester Avenue Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150923-0096488, amended in Instrument Nos. 20160429-0042099 and 20170426-0041063, 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 LVH2, LLC, by Quitclaim Deed from Woodland Street Partners, LLC, recorded September 23, 2015 in Instrument No. 20150923-0096487 and further being part of the same property conveyed to Woodland Street Partners, LLC, by Warranty Deed from JSJP, LLC, recorded September 9, 2014 in Instrument No. 20140909-0082405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHESTER AVENUE SUBDIVISION, as recorded in Plat Book 421, Page(s) 5 and Instrument No. 20040324-0033104, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Subject to Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20150923-0096488, amended in Instrument Nos. 20160429-0042099 and 20170426-0041063, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20150928-0098469, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way recorded in Instrument No. 20150624-0060668, Register's Office for Davidson County, Tennessee.
- Matters set forth in Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision recorded at Instrument No. 20090424-0037251, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement recorded in Instrument No. 20030417-0051549, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20151022-0107681, Register's Office for Davidson County, Tennessee.
- Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905.
- Subject to all matters as shown on ALTA/ACSM Land Title Survey of 0 Chester Avenue prepared by S & A Surveying, Inc., dated 9/11/15, Project # 14-055.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1035 Chester Avenue #9, 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 31 DAY OF July, 2017

LVH2, LLC, A Tennessee Limited Liability Company

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, JENN 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 SECRETARY of LVH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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