# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078670 DEEDWARR
Recvd: 09/08/17 10:24 2 pgs
Fees:13.00 Taxes:1331.63
20170908-0092395

G-CHESTER-17-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALYSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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) |
|---|---|---|
| **William G Broucek** | **Gardner Financial Services LTD** | |
| (NAME) | (NAME) | |
| **1025 Chester Avenue** | **3503 Paesanos Parkway** | **72-14-1-J-13.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **San Antonio, TX 78231** | |
| (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 **WILLIAM G BROUCEK, A SINGLE 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 5, 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:

- 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.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- 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: **1025 Chester 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 5 DAY OF SEPTEMBER, 2017.

LVH2, LLC, a Tennessee Limited Liability Company

BY: _____
Jenn Garrett
Authorized Agent

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

Witness my hand and official seal, this the 5th of September, 2017.

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




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