WARRANTY DEED

Bill Garrett Davidson County
Batch# 19622 DEEDWARR
10/31/2017 10:11:09 AM 2 pgs
Fees: $13.00 Taxes: $2,675.10

20171031-0111374

O-KW-17-926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $723,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(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)
Sandy Brainard **Nancy E. Studhalter**	new owner	
(NAME) **926 Marina St**	(NAME)	**082-12-0-175.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **LV HOMES, 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 **SANDY BRAINARD AND NANCY E. STUDHALTER,** 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 Lot No. 56 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 50 feet on the Southerly side of Marina Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Louis W. Wells and wife, Mary B. Wells by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert of record in Book 5457, page 39, Register's Office for Davidson County, Tennessee, dated June 11, 1979 and recorded on June 28, 1979. (Value or consideration shown in aforementioned deed $10,000.00.) Louis W. Wells and Mary B. Wells, both having since died.

Being the same property conveyed to K. Ryan Meadows, a married man by Warranty deed from Estate of Mary Bostic Wells of record in Instrument No. 20151102-0111279 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on November 2, 2015.

Being the same property conveyed to Kyle Luciano by Warranty deed from K. Ryan Meadows, a married man of record in Instrument No. 20160212-0013897 Register's Office for Davidson County, Tennessee, dated February 5, 2016 and recorded on February 12, 2016. (Value of consideration shown in aforementioned deed $149,000.00.)

Being the same property conveyed to Kimball L Lowder and Cheryl Roxanne Lowder, husband and wife by Warranty deed from Kyle Luciano of record in Instrument No. 20161216-0132135 Register's Office for Davidson County, Tennessee, dated December 9, 2016 and recorded on December 16, 2016. (Value of consideration shown in aforementioned deed $157,000.00.)

Being the same property conveyed to LV Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Kimball L. Lowder and Cheryl Roxanne Lowder, husband and wife of record in Instrument No. 20170224-0018498 Register's Office for Davidson County, Tennessee, dated December 9, 2016 and recorded on February 24, 2017. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, 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: **926 Marina St, 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 27th DAY OF OCTOBER, 2017.

LV Homes, LLC, a Tennessee limited liability company

BY: _____
Kimball L. Lowder
Manager

BY: _____
Cheryl Roxanne Lowder
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBALL L. LOWDER, 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 MANAGER of LV HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL ROXANNE LOWDER, 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 MANAGER of LV HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206