WARRANTY DEED

Bill Garrett Davidson County
Batch# 32292 DEEDWARR
12/01/2017 11:13:14 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20171201-0122769

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2017.

Notary Public

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

ALISON PURSELL 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)
Carrie Lynn Allen	**New Owner**	
(NAME)	(NAME)	
2017 Eastland Avenue		**83-6-Q-7.00CO**
(ADDRESS)	(ADDRESS)	
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, **LVH3, 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 **CARRIE LYNN ALLEN, A SINGLE WOMAN,** 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 7, Eastland Court, A Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Eastland Court, A Townhouse Planned Unit Development of record in Instrument No. 20141117-0106018, amended in Instrument Nos. 20160408-0033850 and 20170829-0088715, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to LVH3, LLC a Tennessee limited liability company, by Quitclaim Deed from LVH, LLC, a Tennessee limited liability company, recorded December 8, 2015 in Instrument No. 20151208-0123469; further being part of the same property conveyed to LVH, LLC a Tennessee limited liability company, recorded November 21, 2014 in Instrument No. 201411210107658 and further being part of the same property conveyed to LVH, LLC, by Warranty Deed from Benjamin Coman and Violica Coman, husband and wife, recorded July 29, 2014 in Instrument No. 20140729-0067344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
-Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Pages 458, Register's Office for Davidson County, Tennessee.
-Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Nos. 20141117-0106018 and amended in Instrument Nos. 20160408-0033850 and 20170829-0088715, Register's Office for Davidson County, Tennessee.
-Declaration of Restrictive Covenants for Storm Water Facilities and Systems of record in Instrument No. 20140627-0056333, in the Register's Office for Davidson County, Tennessee.
-Charter for HOA of record in Instrument No. 20141117-0106017, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record in Instrument No. 20150311-0020814, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as:**2017 Eastland Avenue, Nashville, TN 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 28 DAY OF NOVEMBER, 2017.

BY:_____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 28 day of November 2017, before me personally appeared **JENN GARRETT**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the **AUTHORIZED AGENT** for **LVH3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, a **LIMITED LIABILITY COMPANY**, and that they as such **LIMITED LIABILITY COMPANY** executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 28th of November, 2017.

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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