Bill Garrett Davidson County
Batch# 65742 DEEDWARR
03/06/2018 10:00:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180306-0020943

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
HAYDEL & ORNELLAS
Professional Law Corporation
3350 Deer Park Drive, Suite A
Stockton, CA 95219

Mail Tax Statements to New Owner: Marci Miller, Trustee
9009 Elevado Avenue
West Hollywood, CA 90069

WARRANTY DEED

MPN # 72-14-1-J-3.00CD

The undersigned Grantor declares under penalty of perjury that the following is true and correct:
☒ There is no Documentary Transfer tax due.
☒ Transfer to a revocable trust;
TCA 57-4-409(a)(3)(F)

FOR NO CONSIDERATION

MARCI MILLER, a married woman dealing with her sole and separate property, "GRANTOR"

hereby GRANTS to

MARCI MILLER, TRUSTEE OF THE MARCI MILLER 2002 TRUST U/D/T dated May 14, 2002, "GRANTEE"

all of her right, title and interest in the following described real property in the City of Nashville, County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Dated: October 12, 2017

Marci Miller
MARCI MILLER

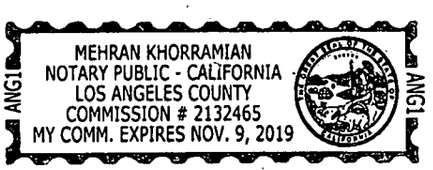
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY LOS ANGELES)

On October 12, 2017, before me, Mehran Khorramian a notary public, personally appeared MARCI MILLER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 11, 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.
- Charter of Homeowner's Association of record in Instrument No. 20150928-0098469, Register's Office for Davidson County, Tennessee.
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1035 Chester Avenue #3, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD t aid tract or parcel of land, with the appurtenances, estate, title and in hereto 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), eir 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.

Being the same property conveyed to Marci Miller by Warranty Deed recorded in the Register's Office of Davidson County, Tennessee, on 06/07/2017 as Instrument No. 20170607-0056750.

EXHIBIT "A"