WARRANTY DEED

Bill Garrett Davidson County
Batch# 69687 **DEEDWARR**
03/15/2018 01:59:11 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180315-0024624

A-BR-18-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2018.

Notary Public

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

ALISON 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)
Amanda Lee Maguire	**Everett Financial dba Supreme Lending**	
(NAME)	(NAME)	**083-06-0Q-008.00**
2019 Eastland Ave	**PO Box 692430**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78269**	
(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 **AMANDA LEE MAGUIRE, 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 8, 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 Number 20141117-0106018, amended in Instrument Number 20160408-0033850 and Instrument Number 20170829-0088715, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to LVH, LLC by Warranty deed from Benjamin Coman and Violica Coman, husband and wife of record in Instrument No. 20140729-0067344 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 29, 2014.

Being a 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 of record in Instrument No. 20151208-0123469 Register's Office for Davidson County, Tennessee, dated December 3, 2015 and recorded on December 8, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141117-0106018, amended in Instrument Number 20160408-0033850 and Instrument Number 20170829-0088715, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 458, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Storm Water Facilities and Systems of record in Instrument Number 20140627-0056333, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20141117-0106017, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purposed of Public Street Right of Way of record in Instrument Number 20150311-0020814, in the 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: **2019 Eastland Ave, 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 13 DAY OF MARCH, 2018.

LVH3, LLC, a Tennessee limited liability company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JENN GARRETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of LVH3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 13th of March, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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