QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 142491 DEEDQC
09/18/2018 02:42:13 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180918-0092602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-10-19
(AFFIX SEAL)

JENNIFER L. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Quinton Horner – Attorney at Law
2206 21st Ave. S., #200
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LVH, LLC	**Same as New Owner**	**105-07-114 & 105-07-116**
(NAME)	(NAME)	
2206 21st Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **LVH, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LVH, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

*****THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER.*****

Map/Parcel 105-07-116

Being a certain tract or parcel of land lying and being in the western half of block G on the plan of Hagan and Merritt lands of record in minute book "N" page 241 of the County Court Clerk's office of Davidson County, Tennessee and of record in book 5870, page 617, book 2014, page 405, in the Register's Office of Davidson County (R.O.D.C.), Nashville, Tennessee, and being more particularly described as follows:

Beginning at a 1/2" iron rod (new) with cap stamped Wiser Company lying on the eastern right-of-way of Martin Street having a lateral tie reference from the centerline intersection of Martin Street and Merritt Avenue N. 12 deg. 55 min. 38 sec. E. a distance of 221.71 feet and said iron rod being the northwest corner of Luther E. Cantrell, Sr. (book 4182 page 187, R.O.D.C.) and the southwest corner of the property herein described; thence with the right-of-way of Martin Street, N 06 deg. 27 min 00 sec. E. a distance of 339.00 feet to an iron rod (old) being the southwest corner of Alan Ray (book 7067 page 322 R.O.D.C.) and the northwest corner of the property herein described; thence leaving said right-of-way and with the south line of Ray, S. 83 deg. 00 min. 00 sec. E. a distance of 191.25 feet to a 1/2" iron rod (new) with cap stamped Wiser Company lying in the western margin of a 15.00 ft. undefined alley approximately 5.0 ft south of a chain link fence corner post thence with the margin of said alley, S. 06 deg. 27 min. 00 sec W. a distance of 339.00 ft to a 1/2" iron rod (new) with cap stamped Wiser Company being the northeast corner of the property herein described; thence with the north line of Cantrell and with a chain link fence, N. 83 deg. 00 min. 00 sec. W. a distance of 191.25 ft to the point of beginning containing 1.5 acres or 64831.0 sq. ft., more or less, according to a survey performed by Wiser Company, LLC on October 25, 2006.

Together with that portion attributed to the property in the right-of-way of alley no. 1800 as abandoned by Metropolitan Government of Nashville and Davidson County in ordinance BL 2013-408, of record in instrument no. 201309170097688, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of LVH, LLC Martin Street Property, Resubdivision of the Hagan & Merritt Lands, Western Half of Block G of record in Instrument No. 20141028-0099409, as corrected by Surveyor's Certificate of Correction in Instrument No. 20141118-0106130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Being property situated in the Seventeenth Councilmanic District in Nashville, Davidson County, Tennessee, said property being a portion of the LVH, LLC property as recorded in Instrument #20130930-0102375. Said property being north of Merritt Avenue, south of Gray Street, and east of and immediately adjacent to Martin Street, being more fully described as follows:

Beginning at an iron pin at the southwest corner of said LVH, LLC property, said point being the northwest corner of LVH, LLC, Instrument #20140523-0044927, said point also being in the eastern right-of-way of Martin Street; Thence with the eastern right-of-way of Martin Street, North 7 deg. 13'01" East for a distance of 163.70 feet to a point; Thence leaving said right-of-way and with a severance line, South 82 deg. 47' 24" East 8.00 feet to an iron pin; Thence continuing with the severance line, South 7 deg. 13'01" West for a distance of 163.70 feet to an iron pin; Thence continuing with the severance line, North 82 deg. 12'54" West 8.00 feet to the point of beginning, containing 1309 square feet, or 0.03 acres, more or less.

All deed and instrument references are recorded in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to LVH, LLC, a Tennessee limited liability company, by General Warranty Deed dated September 27, 2013, from Metro Ready Mix Concrete, LLC, a Tennessee limited liability company, of record in Instrument No. 20130930-0102375, dated September 30, 2013, Register's Office for Davidson County, Tennessee.

Map/Parcel 105-07-114

Tract I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of LVH, LLC Martin Street Property, Resubdivision of the Hagan & Merritt Lands, Western Half of Block G of record in Instrument No. 20141028-0099409, as corrected by Surveyor's Certificate of Correction in Instrument No. 20141118-0106130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Being property situated in the Seventeenth Councilmanic District in Nashville, Davidson County, Tennessee, said property being a portion of the LVH, LLC property as recorded in Instrument #20130930-0102375. Said property being north of Merritt Avenue, south of Gray Street, and east of and immediately adjacent to Martin Street, being more fully described as follows:

Beginning at an iron pin at the southwest corner of said LVH, LLC property, said point being the northwest corner of LVH, LLC, Instrument #20140523-0044927, said point also being in the eastern right-of-way of Martin Street; Thence with the eastern right-of-way of Martin Street, North 7 deg. 13'01" East for a distance of 163.70 feet to a point; Thence leaving said right-of-way and with a severance line, South 82 deg. 47' 24" East 8.00 feet to an iron pin; Thence continuing with the severance line, South 7 deg. 13'01" West for a distance of 163.70 feet to an iron pin; Thence continuing with the severance line, North 82 deg. 12'54" West 8.00 feet to the point of beginning, containing 1309 square feet, or 0.03 acres, more or less.

All deed and instrument references are recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LVH, LLC, a Tennessee limited liability company, by Warranty Deed dated June 9, 2017, from Corsair Artisan, LLC, a Tennessee limited liability company, of record in Instrument No. 20170615-0060123, dated June 15, 2017, Register's Office for Davidson County, Tennessee.

Said property conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 17 day of September 2018.

LVH, LLC,
a Tennessee limited liability company

By: _____
Name: **Mark Deutschmann**
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of LVH, LLC, a Tennessee limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Member.

Witness my hand and official seal, this the 17 day of September 2018.

Notary Public

My Commission Expires: 3.10.19

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY