WARRANTY DEED

Karen Johnson Davidson County
Batch# 201885 DEEDWARR
03/05/2019 09:10:29 AM 2 pgs
Fees: $13.00 Taxes: $1,596.36

20190305-0019877

A-VRES-19-4

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Kevin J. Sanders	**CEFCU**	
(NAME)	(NAME)	**83-6-Q-4.00CO**
2011 Eastland Avenue	**PO Box 500**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Peoria, IL 61656-0500**	
(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 **KEVIN J. SANDERS, AN UNMARRIED MAN,** 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 No. 4, Eastland Court, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants, Conditions and Restriction, of record in Instrument No. 20141117-0106018, amended in Instrument Nos. 20160408-0033850 and 20170829-0088715, Register's Office for said County, to which reference is hereby made for a more complete description.

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, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LVH, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation, from LVH, LLC, a Tennessee limited liability company, recorded November 21, 2014 in Instrument No. 20141121-0107568, Register's Office for Davidson County, Tennessee,

Being part of the same property conveyed to LVH, LLC, by Warranty Deed from Beniamin 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:

- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 458, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Nos. 20141117-0106018, 20160408-0023850 and 20170829-0088715.
- Charter of Homeowner's Association of record in Instrument No. 20141117-0106017, Register's Office for Davidson County, Tennessee.
- Public Street Right of Way of record in Instrument No. 20150311-0020814, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140627-0056333, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180207-0012290, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2011 Eastland Avenue, 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 1 DAY OF MARCH, 2019.

LVH3, LLC, a Tennessee Limited Liability Company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, 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 AUTHORIZED AGENT of LVH3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2019.

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

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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