WARRANTY DEED

G-ALLOY-19-370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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)
Jonathan William Richter and Veronica Maria Richter	**New Owner**	
(NAME)	(NAME)	**105-12-0A-002.00-CO**
7721 Riverbend Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **LVH2, 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 **JONATHAN WILLIAM RICHTER AND VERONICA MARIA RICHTER, HUSBAND AND WIFE,** 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:

The certain condominium units located in Davidson County, Tennessee, being known and designated as Unit No.2 as depicted on the plat under Exhibit "B" of the Declaration of Bongo Condominium, together with any covenants, conditions and restrictions established therein, By-Laws appended thereto in Exhibit "C" , and any percentage interest in the common elements, of record in Instrument No. 20161012-0108022, and Amended in Instrument No. 20181012-0101120 and Instrument No. 20181012-0101121, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to LVH2, LLC, a Tennessee Limited Liability Company by Warranty deed from Heavy and Specialized Haulers, Inc., of record in Instrument No. 20150323-0024528 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 23, 2015.

Being a portion of the same property conveyed to LVH2, LLC, a Tennessee Limited Liability Company by Quitclaim deed from LVH2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160518-0049712 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 18, 2016.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book , Page , Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Alloy-Bongo Master Condominium of record in Instrument Number 20161012-0108018 and amended in Instrument No. 20181012-0101118, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Bongo Condominium of record in Instrument Number 20161012-0108022, as amended in Instrument No. 20181012-0101120 and Instrument No. 20181012-0101121, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Alloy Condominium of record in Instrument Number 20161123-0123972, as amended in Instrument No. 20161123-0123977, Instrument No. 20170616-0060696, Instrument No. 20180530-0051643 and Instrument No. 20181012-0101119, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Book 4660, Page 169, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 386266 **DEEDWARR**
04/15/2020 01:20:04 PM 3 pgs Warranty Deed
Fees: $18.00 Taxes: $1,202.50
20200415-0039451

- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee.
- Easement to U.S. Sprint of record in Instrument Number 20140114-0003778 and Affidavit in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee.
- Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee.
- Partial Assignment of Declarants Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 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: **370 Herron Drive #2, Nashville, Tennessee 37210**.

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 ____ DAY OF MARCH, 2020.

LVH2, 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 LVH2, 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 9 of ~~March~~ April, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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