WARRANTY DEED

Karen Johnson Davidson County
Batch# 446489 DEEDWARR
07/29/2020 03:08:20 PM 2 pgs
Fees: $13.00 Taxes: $4,791.12

20200729-0083698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,294,898.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE 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)
Core Holdings, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	
P.O. Box 90048		**041-00-0-080.00** **041-00-0-154.00** **041-00-0-155.00** **041-00-0-156.00** **050-00-0-135.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **CORE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract 1:
Land in Davidson County, Tennessee, being a 13.023 acre tract, as shown on the Plan of W D C Subdivision of record in Plat Book 7900, Page 154, 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 2:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W D C Subdivision of record in Plat Book 7900, Page 154, 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 3:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of W D C Subdivision of record in Plat Book 7900, Page 154, 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 4:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of W D C Subdivision of record in Plat Book 7900, Page 154, 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 5:
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of W D C Subdivision of record in Plat Book 7900, Page 154, 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 the same property conveyed to LVH2, LLC by Warranty deed from W D C Properties of record in Instrument No. 20170802-0078478 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 2, 2017.

This conveyance is subject to:

- A Deed of Trust by LVH2, LLC, trustor, to Rudy Title and Escrow, LLC, trustee, for the benefit of Woodland Street Partners, LLC, beneficiary, to secure a note in the original amount of $ 232,500.00 secured thereby, dated July 31, 2017, and recorded on August 2, 2017, of record as Instrument Number 20170802-0078480, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 649, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, Page 315, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 892, 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 property known as: **3699, 3683, 3679, 3675 and 3671 Dickerson Pike, Nashville, Tennessee 37207**.

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 23rd DAY OF JULY, 2020.

LVH2, LLC, a Tennessee limited liability company

BY: _____
Jenn Garrett
Secretary

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 SECRETARY of LVH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of July, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



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