Karen Johnson Davidson County
Batch# 452201 DEEDWARR
08/06/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20200806-0087807

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-6-2022

A-ALLOY-20-370-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(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)
Ilex Pounders and Sarah Pounders	**New Owner**	
(NAME)	(NAME)	**105-12-0A-003.00-CO**
1252 Martin St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **ILEX POUNDERS AND SARAH POUNDERS, 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. 3 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., a Tennessee corporation 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, 2018.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 4660, Page 169 , 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.
• Easement to Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120886, 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 Dr #3, 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 31st DAY OF JULY, 2020.

LVH2, 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 LVH2, 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 31st of July, 2020.

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

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022