(1)

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| High View Cottages LLC<br>2206 21st Ave S., Ste. 200<br>Nashville, TN 37212 | Same as New Owner | Part of Map: 72-05<br>Part of Parcel: 58.00 |
| This instrument prepared by: Quinton Horner – Attorney at Law<br>1200 Clinton Street, Suite 245, Nashville, TN 37203 | | |

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LVH, LLC,** a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **High View Cottages LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, the following described track or parcel of land located in Davidson County, Tennessee, to-wit:

> Property in Davidson County, Tennessee, labeled as "HIGH VIEW COTTAGES", together with the appurtenant interest in the common elements and limited common elements, as shown on the High View Plat Exhibit to the Master Declaration for High View of record in Instrument No. 20200922-0108662, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to LVH, LLC, a Tennessee limited liability company, by quitclaim deed in Instrument Number 20150807-0079149 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, right-of-way for public utilities, matters shown on the Plan of record in Book 332, page 34, said Register's Office, and Real Estate Taxes for 2020 and subsequent years.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 481613 **DEEDWARR**
09/23/2020 03:41:36 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00



20200923-0109424

EXECUTED this 23rd day of September 2020.

**LVH, LLC**, a Tennessee limited liability company

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Deutschmann, 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 President of LVH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, this the 23rd day of September 2020.

_____
Notary Public
My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 23 day of September 2020.

_____
NOTARY PUBLIC

My Commission Expires:
9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021