WARRANTY DEED

Karen Johnson Davidson County
Batch# 521072 DEEDWARR
11/25/2020 10:28:16 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20201125-0138315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
Michael Bird and Nicole Bird	**New Owner**	
(NAME) **370 Herron Drive Unit 7**	(NAME)	**105120A00700CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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 **MICHAEL BIRD AND NICOLE BIRD,** 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: *husband and wife

A certain condominium unit located in Davidson County, Tennessee, being known and designated as Unit No. 7, 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 Number 20161012-0108022, and Amended in Instrument Numbers 20181012-0101120 and 20181012-0101121, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part 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, in the Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 18, 2016.

Being part 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, in the Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 23, 2015.

This conveyance is subject to:
- Master Deed establishing Bongo Condominiums Condominium of record in Instrument No. 20161012-0108022, as amended by instrument(s) of record in Instrument No. 20181012-0101120 and 20181012-0101121
- Master Deed establishing Alloy-Bongo Master Condominium Condominium of record in Instrument No. 20161012-0108018, as amended by instrument(s) of record in Instrument No. 20181012-0101118
- Easement for Utility and Drainage, recorded in Book 5229, Page 212.
- Easement for Undergroung Cable, recorded in Book 10219, Page 374.
- Easement for Communications, recorded in Instrument No. 20140114-0003778, as clarified in Affidavit of record in Instrument No. 20140416-0031703.
- Easement for Cable & Communications, recorded in Instrument No. 20171127-0120865.
- Taxes for 2021 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 Unit 7, 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 20 DAY OF NOVEMBER, 2020.

LVH2, LLC

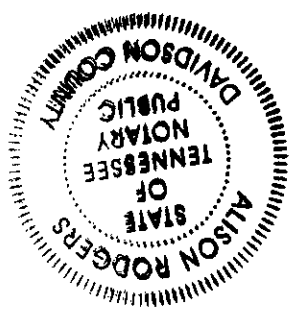
BY: _____
Jenn Garrett
Authorized Agent

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 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 20th of November, 2020.

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



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