Karen Johnson
Batch# 591206
03/12/2021 02:31:07 PM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20210312-0033411

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 8 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(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)
Amanda Stone and Steven Stone	**New Owner**	
(NAME) **1441 Plymouth Dr**	(NAME)	**105120A00800CO**
(ADDRESS) **Brentwood, TN 37027**	(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 **AMANDA STONE AND STEVEN STONE, WIFE AND HUSBAND,** 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:

A certain condominium unit located in Davidson County, Tennessee, being known and designated as Unit No. 8, 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:

- County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bongo Condominium Condominium of record in Instrument No. 20161012-0108022, as amended by instrument(s) of record in Instrument No. 20181012-0101120 and 20181012-0101121; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the 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; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- 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.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **370 Herron Dr Unit 8, 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, 2021.

LVH2, LLC

BY: _____
Jenn Garrett
Secretary

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 SECRETARY of LVH2, LLC, 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 limited liability corporation as SECRETARY.

Witness my hand and official seal, this the 8th of March, 2021.

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

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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