WARRANTY DEED

Karen Johnson Davidson County
Batch# 309354 DEEDWARR
10/31/2019 03:36:32 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20191031-0112247

O-RHD-19-3852

DANA DELWORTH 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 $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
LS-TG Home Fund, LLC, A Delaware limited liability company	**New Owner**	
(NAME)	(NAME)	**061-10-0-018.00**
2305 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DEBRA SWADER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LS-TG HOME FUND, LLC, A DELAWARE 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:

Situate in the City of Nashville, the 8th council district of Davison County and the State of Tennessee and being all of Lot 232-A of Maplewood Heights 2nd Subdivision, Resubdivision of Lots 231 & 232, as recorded in PL-20180606-0054430, in the name of Debra Swader, as recorded in QC-20180627-0061812 at the Register of Deeds of Davidson County, and being more particularly described as follows:

Beginning at a found 1/2" iron pin with cap "823" on the existing westerly right-of-way line of Hutson Avenue as dedicated per Plat Book 547, Page 103 and the northeasterly corner of lot 1 of Maplewood Heights 2nd Subdivision, Resubdivision of Lot 233, as recorded in PL-20170712-0070084, in the name of Baugher Homes 105, LLC, as recorded in DB-20160516-0048529,

Thence along said northerly line of lot 1, **North 71°59'14" East,** a distance of **299.94 feet** to a found 1/2" iron pin with cap "823" on the northwesterly corner of said lot 1, also being on the easterly line of a tract of land in the name of Terry Wayne Nickens, ET UX, as recorded in Deed Book 4406, Page 559,

Thence along the easterly line of Terry Wayne Nickens lands, and in part along the easterly line of lands in the name of Sherman E Nickens, as recorded in DB-20041115-0137065, and lands in the name of Christy Jo Berberich Hoskinson, as recorded in QC-20160902-0092462, **North 17°00'02" East,** a distance of **75.00 feet** to a set iron pin and cap on the southwesterly corner of Lot 231-A of the aforementioned Maplewood Heights 2nd Subdivision, Resubdivision of Lots 231 & 232, in the name of Marie And Donald L Stevens, as recorded in QC-20181029-0106743,

Thence along southerly line of said Lot 231-A, **South 72°59'14" East,** a distance of **299.97 feet** to a set iron pin and cap on the aforementioned existing westerly right-of-way line of Hutson Avenue,

Thence along said westerly right-of-way, **South 17°01'36" West,** a distance of **75.00 feet** to the **Point of Beginning.**

Containing – 0.5165 Acres (22,497 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

Situate in the City of Nashville, the 8th council district of Davison County and the State of Tennessee and being all of Lot 232-A of Maplewood Heights 2nd Subdivision, Resubdivision of Lots 231 & 232, as recorded in PL-20180606-0054430, in the name of Debra Swader, as recorded in QC-20180627-0061812 at the

Register of Deeds of Davidson County, and being more particularly described as follows:

Beginning at a found 1/2" iron pin with cap "823" on the existing westerly right-of-way line of Hutson Avenue as dedicated per Plat Book 547, Page 103 and the northeasterly corner of lot 1 of Maplewood Heights 2nd Subdivision, Resubdivision of Lot 233, as recorded in PL-20170712-0070084, in the name of Baugher Homes 105, LLC, as recorded in DB-20160516-0048529,

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Thence along said westerly right-of-way, **South 17°01'36" West,** a distance of **75.00 feet** to the **Point of Beginning.**

Containing – 0.5165 Acres (22,497 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

Being the same property conveyed to Debra Swader by Quitclaim deed from Marie Stevens of record in Instrument No. 20180627-0061812 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 27, 2018.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 103 and 104 and amended in Instrument Number 20180606-0054430, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **3852 Hutson Ave, Nashville, Tennessee 37216**.

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 28th DAY OF OCTOBER, 2019.

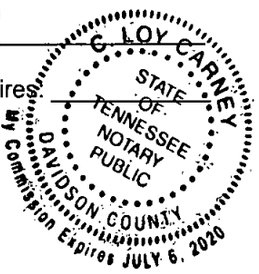
Debra Swader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA SWADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2019.

Notary Public
My Commission Expires
(SEAL)



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