Karen Johnson Davidson County
Batch# 325666 DEEDWARRSP
12/05/2019 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,053.92
20191205-0125773

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,844.01.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2019.

Notary Public

My commission expires: November 6, 2023

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
LS-TG Home Fund, LLC 2305 Cruzen Street Nashville, TN 37211-2106	New Owner	072 12 0 046.00

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ITH, L.P.**, a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **LS-TG HOME FUND, LLC**, a Delaware limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is property known as 121 Piedmont Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 3rd day of December, 2019.

ITH, L.P., a Tennessee limited partnership

By: Frank E Neal IV
Name: Frank E. Neal, IV
Title: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal, IV, 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 Managing Partner of ITH, L.P., the within named bargainor, a Tennessee limited partnership, and that as such Managing Partner of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Frank E. Neal, IV, Managing Partner of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of December, 2019.

NOTARY PUBLIC

My Commission Expires: November 6, 2023

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Subdivision of the Water Place on Maxey Lane, of record in Book 332, Pages 136-137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ITH, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from ELISE L. MOORE AND F. DAVID MOORE, WIFE AND HUSBAND, of record in Instrument No. 20190715-0068859 , dated July 8, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Matters shown on the Plan of record in Book 332, Pages 136-137, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman
Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand
Notary's Signature

My Commission Expires: 1/3/22
Notary' Seal (if on paper)

