Karen Johnson Davidson County
Batch# 368924 DEEDWARRSP
03/06/2020 02:36:40 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20200306-0025630

SPECIAL WARRANTY DEED

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2020.

Notary Public

My commission expires: _____

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	New Owner	071-11-0-247.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand Dollars and no/100 ($230,000.00), 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, **THE ESTATE OF ROSALIND JEAN SPICER**, an estate administered under the laws of the state of Tennessee ("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 improved property known as 1420 Stainback Avenue, Nashville, Tennessee 37207.

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 pages follow]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 4 day of March, 2020.

SELLER:

THE ESTATE OF ROSALIND JEAN SPICER

By: Carmelitar D. Parham
Carmelitar D. Parham
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CARMELITAR D. PARHAM, Administratrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Carmelitar D. Parham
CARMELITAR D. PARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CARMELITAR D. PARHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Chicqutar M. Calloway, By Carmelitar D. Parham, Attorney-In-Fact

CHICQUTAR M. CALLOWAY, by
Carmelitar D. Parham, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHICQUTAR M. CALLOWAY, by Carmelitar D. Parham, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Leslie L. Brown, By Carmelitar D. Parham, Attorney-In-Fact

LESLIE L. BROWN (aka Lucretia Brown),
by Carmelitar D. Parham, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LESLIE L. BROWN (aka Lucretia Brown), by Carmelitar D. Parham, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4 day of March, 2020.

Kate Nyquist
NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 179 and 180 on the plat of The Highland Land Company's Subdivision, as of record in Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the Land.

Said Lot Nos. 179 and 180 front 25 feet each on the westerly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Eldred H. Spicer and wife, Rosalind J. Spicer, by Warranty Deed from Sheryll Diana Lackey Bolton, of record in Book 4802, Page 943, Register's Office for Davidson County, Tennessee, dated April 05, 1974 and recorded on April 05, 1974, (Value or consideration shown in aforementioned deed $15,302.13.) Being also known as 1420 Stainback Avenue Nashville, Tennessee 37207.

Property being further conveyed to Rosalind Jean Spicer by Final Decree of Divorce from Eldred Harding Spicer, of record at Cause No. 81D-682, in the Fifth Circuit Court for Davidson County, Tennessee, and in Book 5746, Page 914, in the Register's Office for Davidson County, Tennessee.

The said Rosalind Jean Spicer having since deceased, intestate, on or about, May 27, 2019, leaving a Probate filed at Case No. 19P1436, in the Seventh Circuit Court of the State of Tennessee, Probate Division.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4592, Page 124, in the Register's Office for Davidson County, Tennessee.