THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28327

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 380792 DEEDWARR
04/02/2020 10:07:44 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200402-0035354

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LS-TG Home Fund, LLC	LS-TG Home Fund, LLC	MAP &
411 High Street	2305 Cruzen Street	PARCEL 133-01-0-306.00
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TIMOTHY CLAY ABBOTT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LS-TG Home Fund, LLC, a Delaware Limited Liability Co**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of High Street, formerly a 40-foot unnamed Road at the northeast corner of the property conveyed to J. B. Bearden and wife, by deed from F. R. Noble and wife, of record in Book 446, page 287, Register's Office for said County, said point being 630 feet west of the center line of Nolensville Pike: thence with Bearden's easterly line, southwardly 175 feet to the northerly margin of an alley, thence with said alley, eastwardly 100 feet; thence northwardly and parallel with Bearden's easterly line, 175 feet to the center of High Street; thence with the center of the same, westerly 100 feet to the beginning.

Being the same property conveyed to TIMOTHY C. ABBOTT AND WIFE, IRENE R. HAUDE, by deed from HOUSTON HILL, TRUSTEE, of record in Book 7666, page 126 and corrected in Book 7660, page 959 , dated September 29, 1988 , said Register's Office. Being further conveyed to TIMOTHY CLAY ABBOTT , by quitclaim deed from TIMOTHY C. ABBOTT AND IRENE R. HAUDE, of record in Instrument No. 20030402-0043453, dated March 28, 2003, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **411 High Street, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s)~~ this the 31st day of March, 2020.

TIMOTHY CLAY ABBOTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY CLAY ABBOTT** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE