WARRANTY DEED

Karen Johnson Davidson County
Batch# 387639 **DEEDWARR**
04/17/2020 12:04:09 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200417-0040487

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 $220,000.00

Nancy Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2020

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LS-TG Home Fund, LLC Advent Capital Partners, LLC	LS-TG Home Fund, LLC	07115035700
(NAME)	(NAME)	
1218 Stockell Street	2305 Cruzen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of S Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LS-TG Home/Fund LLC and Advent Capital Partners, LLC,** 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 Davidson County, Tennessee, and being all of Lot No. 85, on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract, as shown on survey and plat of same appearing of record in book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to ADS of S Florida, LLC, by deed of record in Instrument No. 20170216-0015907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1218 Stockell Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 15th day of April, 2020.

ADS of S Florida, LLC

By: _____
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret 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 Authorized Agent of ADS of S Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of S Florida, LLC by himself as Authorized Agent.

WITNESS my hand and seal this 15th day of April, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14546

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020