Karen Johnson Davidson County
Batch# 430159 DEEDWARR
07/02/2020 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,859.32
20200702-0071925

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $502,520.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Walker	Movement Mortgage, LLC	106-13-3A-002.00-CO
2083B Whitney Avenue	8024 Calvin Hall Road	
Nashville, TN 37210	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA WALKER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2083 Whitney Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190308-0021632, as amended in Instrument No: 20190508-0042984 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jacobi Ferguson and Taren Spence, husband and wife by Warranty deed from Ronald G. Butler, unmarried of record in Instrument No. 20111202-0093880 Register's Office for Davidson County, Tennessee, dated November 28, 2011 and recorded on December 02, 2011.

Being a portion of the same property conveyed to Advent Home Fund, LLC, a Tennessee limited liability company by Quitclaim deed from Legacy South Homes Fund I, LLC, a Tennessee limited liability company of record in Instrument No. 20191205-0125772 Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 05, 2019.

Being a portion of the same property conveyed to Legacy South Homes Fund I, LLC a Tennessee limited liability company by Warranty deed from Jacobi Ferguson and Taren Spence, husband and wife of record in Instrument No. 20190122-0005803 Register's Office for Davidson County, Tennessee, dated January 18, 2018 and recorded on January 22, 2018.

Being a portion of same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Special Warranty deed from Advent Home Fund, LLC, a Tennessee limited liability company of record in Instrument No. 20191206-0125932 Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2083B Whitney Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2020.

LS-TG Home Fund, LLC, a Delaware Limited Liability Company

By: _____

Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2020.

_____
Notary Public

My Commission Expires: 5/3/21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022