WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 440040 DEEDWARR
07/17/2020 12:38:02 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200717-0078854

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LS-TG Home Fund, LLC 3813 Nevada Avenue Nashville, TN 37209	LS-TG Home Fund, LLC 2305 Cruzen Street Nashville, TN 37211	092-13-0-241.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason Pawlowski and spouse, Michelle Pawlowski**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **LS-TG Home Fund, LLC, a Delaware limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet of the Westerly 100.0 feet of Block 30 on the Map of Charlotte Park, Second Addition Extended, as of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50.0 feet on the Southerly side of Nevada Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Jason Pawlowski and spouse, Michelle Pawlowski by Warranty Deed from Bradley A. Malin and spouse, Sara Z. Malin, dated 06/27/2008 and recorded 06/30/2008, of record in Instrument 200806300067038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3813 Nevada Avenue, Nashville, TN 37209

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 hand(s) this the 14th day of July, 2020.

Jason Pawlowski

Michelle Pawlowski

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason Pawlowski and Michelle Pawlowski with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of July, 2020.

Notary Public

My Commission Expires: 1/24/2022

(SEAL)

Commonwealth of Pennsylvania – Notary Seal
MARY KAY CRAWFORD – Notary Public
Allegheny County
My Commission Expires Jan 24, 2022
Commission Number 1246291