Karen Johnson Davidson County
Batch# 443218 DEEDWARR
07/23/2020 12:44:23 PM 2 pgs
Fees: $13.00 Taxes: $2,134.90
20200723-0081197

Warranty Deed

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $577,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

Notary Public

My commission expires: 5/3/21

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:
Robert Patrick Hamrick Lauren Natalie Gasic	New Owner	072-12-0N-001.00-CO
119 Piedmont Avenue		
Nashville, TN 37216		

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 **ROBERT PATRICK HAMRICK AND LAUREN NATALIE GASIC, HUSBAND AND WIFE**, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 121 Piedmont Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20191206-0125933 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 Elise L Moore and F. David Moore, husband and wife by Warranty deed from Terry B. Martin and John Shenk and Rich B. Martin and Teresa Blackburn of record in Instrument No. 20000913-0091205 Register's Office for Davidson County, Tennessee, dated August 30, 2000 and recorded on September 13, 2000.

Being a portion of the same property conveyed to ITH, LP., a Tennessee Limited Partnership by Warranty deed from Elise L Moore and F. David Moore, wife and husband of record in Instrument No. 20190715-0068859 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 15, 2019.

Being a portion of the same property conveyed to LS-TG Home Fund LLC, a Delaware limited liability company by Special Warranty deed from ITH, LP., a Tennessee limited partnership of record in Instrument No. 20191205-0125773 Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 05, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BK-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 119 Piedmont Avenue, Nashville, TN 37216, 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 20th day of July, 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, as the Vice President of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument on behalf of the company for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021