Warranty Deed

Karen Johnson Davidson County
Batch# 448262 DEEDWARR
07/31/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,756.82
20200731-0084869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $474,815.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2020.

Notary Public

My commission expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Carly Alexandria Chandler	First Community Mtg.	071-15-0-568.00
1315 A Meridian Street	262 Robert Rose Dr.	
Nashville, TN 37207	Suite 200 Murfreesboro, TN 37129	

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 **CARLY ALEXANDRIA CHANDLER**, A MARRIED 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 Lot No. 410 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a set 5/8" iron pin with cap on the existing Easterly right-of-way line of Meridian Street as dedicated per Book 421, Page 14 and the Northwesterly corner of lot 411 of said Map of Highland Land Company's Subdivision, in the name of William Claud Bryant, as recorded in AF-20050208-0014689.

Thence along said easterly Right-of-Way line of Meridian Street, North 7 degree 19 minutes 28 seconds East. a distance of 25.00 feet to a set 5/8" iron pin with cap on the Southwesterly corner of lot 409 in the name of LS-TG Home Fund, LLC, as recorded in DB-20191021 0107463.

Thence along the Southerly line of said lot 409, South 82 degrees 40 minutes 32 seconds East. a distance of 175.00 feet to a set iron pin and cap on the Westerly right-of-way line of Alley # 2021,thence along said Westerly Right-of-Way line of Alley #2021. South 7 degree 19 minutes 28 seconds West. a distance of 25.00 feet to a set iron pin and cap on the Northeasterly corner of the aforementioned lot 411 of said Map of Highland Land Company's Subdivision, thence along said Northerly line of Lot 411, North 82 degree 40 minutes 32 seconds West, a distance of 175.00 feet to the Point of Beginning.

Being a portion of the same property conveyed to Raymond E. Jones, unmarried by Warranty deed from Sandra Starling, unmarried of record in Instrument No. 20100924-0076001 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on September 24, 2010.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Warranty deed from Raymond E. Jones, unmarried of record in Instrument No. 20191021-0107463 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 21, 2019.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Quitclaim deed from LS-TG Home Fund, LLC, a Delaware limited liability company of record in Instrument No. 20191220-0131574 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 20, 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 1315 A Meridian Street, Nashville, TN 37207, 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 27th 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 27th day of July, 2020.

_____
Notary Public

My Commission Expires: 11-6-2023

CATE FINCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY