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 $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LS-TG Home Fund, LLC, a Delaware Limited Liability Company	New Owner **LS-TG Home Fund, LLC**	106-13-194
(NAME) **2305 Cruzen Street**	(NAME) **2305 Cruzen Street**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY PEWITT AND KEVIN PEWITT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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, being a part of Lot No. 97 on the plan of Sadler Place, of record in Book 332, Page 31, Register's Office for said County, said part of Lot No. 97 being more particularly described as follows: Beginning at the southeast corner of said Lot No. 97 in the north line of Leafland Avenue: thence west with the southerly line of said Lot No. 97, a distance of 50 feet to the southwest corner thereof; thence with the west line of said Lot No. 97 a distance of 115 feet, more or less, to a point in a line which is southeast of, parallel with and at all points 50 feet distance from the centerline of the N.C. & St. L. Railway's Line "A-1", Radnor Yard Connecting Tract: thence in a northeasterly direction on a line southeast of, parallel with and 50 feet distant from centerline, a distance of 55 feet, more or less, to a point in the east line of said Lot No. 97; thence south with the east line of said Lot No. 97, a distance of 145 feet, more or less, to the point of beginning.

Being the same property conveyed to Gary Pewitt and Kevin Pewitt by Deed dated April 18, 1997 from Gerald R. Tidwell, recorded April 18, 1997, in Book 10422, Page 173, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16921

Karen Johnson Davidson County
Batch# 449037 DEEDWARR
08/03/2020 01:30:20 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200803-0085405

This *Improved* property is commonly known as: 320 Leafland Av., Nashville, TN 37210

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 31st day of July, 2020

Gary Pewitt

Kevin Pewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 2020, before me personally appeared Gary Pewitt and Kevin Pewitt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2020.

Notary Signature
My commission expires: 11/14/21



LT&E File #16921