WARRANTY DEED

Karen Johnson Davidson County
Batch# 463135 **DEEDWARR**
08/25/2020 09:45:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200825-0095944

A-BMR-20-419-423

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 $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LS-TG Home Fund, LLC	**New Owner**	
(NAME) 2305 Cruzen Street	(NAME) 2305 Cruzen Street	**090-16-0-315.00**
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT FRANCIS KINCAID,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as Follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 7 on the map of Charlotte Park, Section 1, as of record in Book 2663, Pages 2, 3, 4, 5 and 6, Register's Office for said County.

Said lot No. 7 fronts 66.1 feet on the southwesterly side of American Road, and extends back 175.8 feet on the Northwesterly line and 172.2 feet on the Southeasterly line, to a line in the rear on which it measures 52.0 feet.

Being the same property conveyed to Robert Francis Kincaid by Warranty deed from Sheri Neidert Long, Executrix of The Estate of Joanne M. Neidert of record in Instrument No. 20181130-0116704, Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 30, 2018.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 2, 3, 4, 5 and 6, as amended in Book 2707, page 209, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 512 and Book 2638, Page 490, Book 2643, Page 531 and Book 2707, page 209, and Book 9903, page 694, in the Register's Office for Davidson County, Tennessee.
- Subject to a Pumping Charge Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage & Egress & Ingress Easement of record in Book 7650, Page 640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **423 American Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24 DAY OF AUGUST, 2020.

Robert Francis Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT FRANCIS KINCAID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212