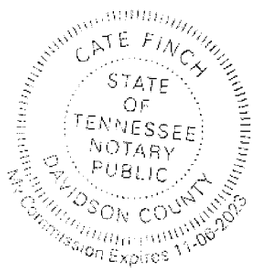
Karen Johnson Davidson County
Batch# 476049 DEEDWARR
09/15/2020 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20200915-0105095

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $474,000.00 Affiant Subscribed and sworn to before me, this the 10th day of September, 2020. Notary Public My commission expires:

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:
Austin Stephens Emily Petersen	Legacy Home Loans LLC	071-15-0-567.00
1315B Meridian Street	4004 Hillsboro Pike #216B	
Nashville, TN 37207	Nashville, TN 37215	

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 **AUSTIN STEPHENS AND EMILY PETERSEN, 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 Lot No. 409. as shown on the map entitled Map of Highland Land Company's Subdivision,, of record in Book 421, page 14. Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate property description and being more particularly described as follows:

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 degrees 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, also being the True Point of Beginning,

Thence along said Easterly Right-of-Way line of Meridian Street, North 7 degrees 19 minutes 28 seconds East, a distance of 25.00 feet to a set 518" iron pin with cap on the Southwesterly corner of lot 408 in the name of Travis Daniel Reid, as recorded in DB-20190920-0095796,

Thence along the Southerly line of said lot 408, 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 degrees 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 4 11 of said Map of Highland Land Company's Subdivision,

Thence along said Northerly line of Lot 410. North 82 degrees 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 1315B 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 10th day of September, 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, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2020.

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

Notary Public

My Commission Expires: 5/3/21

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022