39B

Warranty Deed

Karen Johnson Davidson County Batch# 501247 DEEDWARR 10/23/2020 02:00:16 PM 2 pgs Fees: $13.00 Taxes: $2,164.50 20201023-0123370	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Affiant Subscribed and sworn to before me, this the 20th day of October, 2020. Notary Public My commission expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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:
Cameron Carver Erin Carver	CARDINAL FINANCIAL	083-07-2C-002.00-CO
913 B Crescent Hill Road	#200 3701 ARCO CORPORATE DR	
Nashville, TN 37206	CHARLOTTE, NC 28273	

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 **CAMERON CARVER AND WIFE, ERIN CARVER,** 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 913 Crescent Hill Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200103-0000615 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 Mission Properties, LLC by Warranty deed from Theresa B. Grigsby, unmarried of record in Instrument No. 20090304-0019356 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 4, 2009.

Being a portion of the same property conveyed to ITH L.P., a Tennessee limited liability partnership by Warranty deed from Mission Properties, LLC of record in Instrument No. 20191001-0100140 Register's Office for Davidson County, Tennessee, dated October 1, 2019 and recorded on October 1, 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, L.P., a Tennessee limited partnership of record in Instrument No. 20191231-0135169 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 31, 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 913 B Crescent Hill Road, Nashville, TN 37206, 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 October, 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 October, 2020.

_____
Notary Public

My Commission Expires: 9/2/24

