Warranty Deed

Karen Johnson Davidson County Batch# 521865 DEEDWARR 11/30/2020 07:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,498.50 20201130-0138642	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00 Affiant Subscribed and sworn to before me, this the 12th day of November, 2020. Notary Public My commission expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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:
Teresa Kate Guerra	New owner	082-04-0D-002.00-CO
890 Carter Street		
Nashville, TN 37206		

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 **TERESA KATE GUERRA**, 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 888 Carter Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191218-0130740 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 Clarence Campbell and wife Bessie Campbell, their heirs and assigns by deed from Ben Tarver Hagan and Nannette Hagan Fizette of record in Book 7798, page 624, Register's Office for Davidson County, Tennessee, dated October 28, 1988 and recorded on March 22, 1989.

Being the same lot No. 34 awarded to Clarence Campbell by a Final Decree of Divorce from wife, Bessie Ellison Campbell, in the Fourth Circuit Court of Davidson County, Tennessee on the 9th day of November, 1998 under Docket No. 98D-2935.

Being a portion ofthe same property conveyed to Clarence Campbell and wife, Dorothy R. Campbell, as tenants by entirety, their successors and assigns, forever, all his right, title and interest by Quitclaim deed from Clarence Campbell of record in Instrument No. 20040720-0086574 Register's Office for Davidson County, Tennessee, dated July 19, 2004 and recorded on July 20, 2004.

Being a portion of the same property conveyed to Robert Noerper and Tracy Noerper, husband and wife, and Alex Lute, as tenants in common by Warranty deed from Dorothy R. Campbell, unmarried of record in Instrument No. 20181127-0115780 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 27, 2018.

Being a portion of the same property conveyed to LS-TG Homes Fund, LLC, a Delaware Limited Liability Company by Warranty deed from Robert Noerper and Tracy Noerper, husband and wife and Alex Lute, as tenants in common of record in Instrument No. 20191104-0113229 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 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 890 Carter Street, 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 12th day of November, 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 12th day of November, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

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

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23