Karen Johnson Davidson County
Batch# 583789 DEEDWARR
03/04/2021 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20210304-0027979

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WILLIAM T. SMITH<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH, SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $375,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of March, 2021.<br><br>Notary Public<br><br>My commission expires: 10-17-2023 |

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Jaaron Investment Partners 2 LLC<br>Attn: Jason Eskind<br>823 Tyne Boulevard<br>Nashville, TN 37220 | SAME | 133010D00100CO<br>133010D00200CO<br>133010D00300CO<br>133010D00400CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **LS-TG HOME FUND, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **JAARON INVESTMENT PARTNERS 2 LLC**, a Tennessee limited liability company ("Grantee"), its successors, and its assigns, effective as of this 1st day of March, 2021 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Units A, B, C, and D, as shown on the plats attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20200402-0035355, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. ____202103040027977_____, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company, by deed from Timothy Clay Abbott, of record as Instrument No. 20200402-0035354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2021 and subsequent years, which have been prorated and assumed by Grantee;

2. Matters shown on the plan of record as Instrument No. 20200420-0040867, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200402-0035355, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. _____202103040027977_____, Register's Office for Davidson County, Tennessee; and

4. Affirmation of Final Subdivision Plat executed by LS-TG Home Fund, LLC, a Delaware limited liability company, of record as Instrument No. _____202103040027976_____, Register's Office for Davidson County, Tennessee.

This is improved property known as 411, 413, 415, and 417 High Street, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

*{Signature page to follow}*

**WITNESS** my hand effective as of the Effective Date.

**GRANTOR:**

**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 said County and State, **FRANK E. NEAL IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **VICE PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 1 day of March, 2021.

_____
Notary Public

My Commission Expires: 5/3/21

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

833932.1/020210006

## TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH,** 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, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH,** 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: 10-17-2023

Notary's Seal:

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY