Karen Johnson Davidson County
Batch# 592776 DEEDWARR
03/16/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.78
20210316-0034881

Warranty Deed

BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,210.00 Affiant Subscribed and sworn to before me, this the 15th day of March, 2021. Notary Public My commission expires: 5-2-22

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:
Lauren Elizabeth Noble	Churchill Mortgage Corporation	071-11-0-532.00
1420B Stainback Avenue	1749 Mallory Lane, Suite 100	
Nashville, TN 37207	Brentwood, TN 37027	

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 **LAUREN ELIZABETH NOBLE, A SINGLE WOMAN**, 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. 180 on the plat of The Highland Land Company's Subdivision, as of record in Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the Land.

Said Lot No. 180 fronts 25 feet on the westerly side of Stainback Avenue, and runs back between Lot 179 in a parallel line 175 feet to an alley.

Being the same property conveyed to Eldred H. Spicer and wife, Rosalind J. Spicer, by Warranty Deed from Sheryll Diana Lackey Bolton, of record in Book 4802, Page 943, Register's Office for Davidson County, Tennessee, dated April 05, 1974 and recorded on April 05, 1974.

Property being further conveyed to Rosalind Jean Spicer by Final Decree of Divorce from Eldred Harding Spicer, of record at Cause No. 81D-682, in the Fifth Circuit Court for Davidson County, Tennessee, and in Book 5746, Page 914, in the Register's Office for Davidson County, Tennessee.

Affidavit of Heirship recorded on March 06, 2020 of record in Instrument No. 20200306-0025629.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Special Warranty deed from The Estate of Rosalind Jean Spicer, an estate administered under the laws of the state of Tennessee of record in Instrument No. 20200306-0025630 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Quitclaim deed from The Estate of Rosalind Jean Spicer, an estate administered under the laws of the state of Tennessee of record in Instrument No. 20200306-0025631 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

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. 20200311-0027405 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 11, 2020.

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 1420B Stainback Avenue, 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 15th day of March, 2021.

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 15th day of March, 2021.

My Commission Expires: _____ Notary Public

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

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

