Karen Johnson Davidson County
Batch# 594339 DEEDWARR
03/17/2021 04:02:35 PM 4 pgs
Fees: $23.00 Taxes: $832.13
20210317-0035663

GENERAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Knox

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2021.

Notary Public

My commission expires: JENYE R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC EXP. 12-29-2021 KNOX COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
LS-TG Home Fund, LLC 2305 Cruzen Street, Nashville, Tennessee 37211	New Owner	082-03-0F-001.00-CO 082-03-0F-002.00-CO

FOR AND IN CONSIDERATION of the above described sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LANDCONEX, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LS-TG HOME FUND, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 1102 North 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed effective as of the 12th day of March, 2021.

GRANTOR:

LANDCONEX, LLC
a Tennessee limited liability company

By: _____
Name: Craig Dotson
Title: Member

By: _____
Name: Kenneth Murphy
Title: Member

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of Landconex, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Craig Dotson, Member of the company.

Witness my hand and seal, at office in Knoxville Tennessee, this the 12th day of March, 2021.

JENYE R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 12-28-2021 KNOX COUNTY

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of Landconex, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Kenneth Murphy, Member of the company.

Witness my hand and seal, at office in Knoxville, Tennessee, this the 12th day of March, 2021.

JENYE R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 12-28-2021 KNOX COUNTY

NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 63 and Northerly 17 feet of Lot No. 64, as shown on the map entitled the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 63 and part of Lot 64 fronts together 50 feet on the Westerly side of North 5th Street and runs back 165 feet between parallel lines to an alley.

Being the same property conveyed to LANDCONEX, LLC, by deed from JOHN JOHNSON AND DWIGHT HENDERSON, of record in Book 421, page 12, dated April 5, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Book 421, page 12 of the Register's Office of Davidson County, Tennessee.