Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 648147 DEEDWARR
06/02/2021 12:54:51 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210602-0073980

Warranty Deed

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

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Nashville, TN 37215

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zakery D. Halverson Brianna Christine Halverson	New Owner(s)	083-12-0U-001.00-CO
2428A Chapman Drive		
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 **ZAKERY D. HALVERSON AND BRIANNA CHRISTINE HALVERSON, HUSBAND AND WIFE**, 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 No. A on the Plan of Homes at 2428 Chapman Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 2428 Chapman Drive, of record in Instrument No. 20200810-0088657 and Amended in Instrument Number 20201001-0113222, 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 Jimmy L. Perry and wife, Dorris J. Perry by Warranty deed from Kevin L. Bain and wife, Karen D. Bain of record in Book 8526, page 527 Register's Office for Davidson County , Tennessee, dated December 20, 1991 and recorded on January 13, 1992.

Being a portion of the same property conveyed to LS-TG Home Fund LLC, an Alabama Limited Liability Company by Warranty deed from Jimmy L. Perry and wife, Dorris J. Perry of record in Instrument No. 20200810-0088655 Register's Office for Davidson County, Tennessee, dated August 07, 2020 and recorded on August 10, 2020.

**Prior deed erroneously described LS-TG Home Fund LLC as an Alabama Limited liability company, but it is a Delaware limited liability company.*

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 2428 A Chapman Drive, 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 26th day of May, 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of LS-TG Home Fund, LLC, a Delaware Limited Liability Company, and that he, 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 26th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 3-0-2025