Karen Johnson Davidson County
Batch# 721875 DEEDWARR
09/22/2021 12:50:18 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210922-0127478

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2021.

Notary Public

My commission expires:

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:
Derek C. Cressman Abigail D. Watkins	New Owner(s)	072 11 0 096.00
2909 Branch Ct.		
Nashville, TN 37216		

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 **DEREK C. CRESSMAN AND ABIGAIL D. WATKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

see attached

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A and B of Homes At 2909 Branch Court, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 2909 Branch Court, A Horizontal Property Regime, of record in Instrument Number 20210303-0027211, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to LS-TG Home Fund, LLC., a Delaware Limited Liability Co. by Warranty Deed from Jacqueline Conwell and Janice Turner as tenants in common with right of survivorship, of record in Instrument No. 20201117-0135370, in the Register's Office of Davidson County, Tennessee, dated November 9, 2020 and recorded on November 17, 2020.

Being the same property conveyed to Janice Turner, Unmarried and Jacqueline Conwell, Married as Tenants in Common with the Right of Survivorship, by Quitclaim Deed from Rachel Finney, of record in Instrument No. 20180713-0068326, in the Register's Office of Davidson County, Tennessee, dated July 10, 2018 and recorded on July 13, 2018.

Being the same property conveyed to Rachel Finney, by Quitclaim Deed from Frank S. King, Jr., Executor of the Estate of Margaret W. Motley, deceased, of record in Book 10885, Page 76, in the Register's Office of Davidson County, Tennessee, dated April 13, 1998 and recorded on April 14, 1998.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RML-21-2909

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Brooks Gardens of record in Plat Book 2330, Page 168, 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 the same property conveyed to James M. Motley Jr. and wife Margaret W. Motley, by Warranty Deed from Randall Phillips Builders Inc., of record in Book 3184, Page 279 in the Register's Office of Davidson County, Tennessee, dated March 02, 1961 and recorded on March 07, 1961. Said James M. Motley Jr. since died on December 01, 1992 predeceased Margaret W. Motley died on October 10, 1996 by leaving will of record in Will Book 209, Page 452, Probate Court for Davidson County, Tennessee.

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 2909 Branch Court, Nashville, TN 37216, 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 17th day of September, 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 17th day of September, 2021.



_____
Notary Public

My Commission Expires: 3/3/25