Karen Johnson Davidson County
Batch# 724680 DEEDWARR
09/27/2021 12:04:21 PM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20210927-0129443

Warranty Deed

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $549,900.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2021. Notary Public My commission expires: 5/5/25

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:
Kailyn Finnegan	new owner	071 15 0P 002.00
1218B Stockell Street		
Nashville, TN 37207		

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 **KAILYN FINNEGAN 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes At 1218 Stockell, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 1218 Stockell, a Horizontal Property Regime, of record in Instrument Number 20200417-0040488, 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 James Barret, by Warranty Deed from Carroll D. Davis and wife, Mary Lou Davis, of record in Instrument No. 20130506-0045194, in the Register's Office of Davidson County, Tennessee, dated May 01, 2013 and recorded on May 06, 2013.

Being the same property conveyed to 1218 Stockell LLC, a Tennessee limited liability company, by Quitclaim Deed from James Barret, of record in Instrument No. 20130506-0045196, in the Register's Office of Davidson County, Tennessee, dated May 01, 2013 and recorded on May 06, 2013.

Being the same property conveyed to ADS of S Florida, LLC, by Quitclaim Deed from 1218 Stockell LLC, a Tennessee limited liability company, of record in Instrument No. 20170216-0015907, in the Register's Office of Davidson County, Tennessee, dated February 15, 2017 and recorded on February 16, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YCRE 21 1218B

Being the same property conveyed to LS-TG Home/Fund LLC and Advent Capital Partners, LLC, by Warranty Deed from ADS of S Florida, LLC, of record in Instrument No. 20200417-0040487, in the Register's Office of Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

Being the same property conveyed to LS-TG Home Fund LLC, by Quitclaim Deed from Advent Capital Partners, LLC, of record in Instrument No. 20200608-0058547, in the Register's Office of Davidson County, Tennessee, dated June 05, 2020 and recorded on June 08, 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 1218B Stockell Street, 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 20th 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, 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 17th day of September, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-202

_____
Notary Public

My Commission Expires: 3/3/25