| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **604,539.46.**<br>Patrick William Conley<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Dec., 2021<br>Notary Public<br>MY COMMISSION EXPIRES: Jan 8 2024<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 776611 DEEDWARR
12/20/2021 09:38:25 AM 2 pgs
Fees: $13.00 Taxes: $2,236.80

20211220-0167639

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick William Conley | F&M Bank | MAP |
| 6303 American Court, Unit B | P.O. Box 451 | PARCEL 090-12-3A-002.00 CO |
| Nashville, TN 37209 | Clarksville, TN 37041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY CO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick William Conley and Lindsey Marie Conkright, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. B on the plan of Homes at 6303 American Court, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 6303 American Court, a Horizontal Property Regime with Private Elements of record , Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from ELVIRA A. ISMAILOVA AND HUSBAND, AZHDAR A. ISMAILOVA AND EMIL A. ISMAILOV, UNMARRIED, of record as Instrument No. 20200921-0107727, dated September 18, 2020, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6303 American Court, Unit B, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand( ) this the 17 day of December, 2021.

LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY CO

BY: _____

ITS: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker, **LS-TG HOME FUND, LLC, A DELAWARE LIMITED LIABILITY CO**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 17 day of December, 2021.

My Commission expires Jan 8 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON