THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15043855** BILL GARRETT, Davidson County Trans:T20150035901 DEEDWARR Recvd: 05/08/15 14:54 2 pgs Fees:13.00 Taxes:462.50 20150508-0042501	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: NASH 2 SF, LLC 445 Bush Street, Suite 700 San Francisco, CA 94108	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 05311009400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob D. Riggs and wife, Lynsey M. Riggs, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NASH 2 SF, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Boundary Re-Subdivision of Lots 34, 35, 36, and 37 Block A, Life & Casualty Insurance Co. Property of record in Plat Book 20080211-0013761, Page , 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 Jacob D. Riggs and wife, Lynsey M. Riggs by warranty deed from Jason Wilkerson of record in Instrument No. 20090326-0027190 Register's Office for Davidson County, Tennessee, dated 03/26/2009 and recorded on 03/26/2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20080211-0013761, Register's Office of Davidson County, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20080211-0013761 and 20071116-0134401, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1212, Page 244, and Book 1274, Page 283, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 110 Meadow St Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2015.

Jacob D. Riggs

Lynsey M. Riggs

STATE OF Michigan)
COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob D. Riggs and Lynsey M. Riggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.

X
Notary Public
My Commission Expires: 2-22-16

JENNIFER L DOVE
Notary Public - Michigan
Wayne County
My Commission Expires Feb 22, 2016
Acting in the County of Oakland