Davidson County DEEDWARRSP
Recvd: 05/29/15 13:04 6 pgs
Fees:33.00 Taxes:2574.85
20150529-0049729

This instrument prepared by:
Janine Hudson
First American Title Company
4380 La Jolla Village Dr., Ste. 110
San Diego, CA 92122

After recording, return to:
Poyner Spruill LLP
PO Box 1801
Raleigh, NC 27601
Attn: Stephanie Sanders

File No.: **NCS-708377-SD**

CORPORATE SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 29 day of May, 2015, by and between **Victoria Land Partners, L.P., a California limited partnership**, party of the first part, and **Navigator Real Estate Holdings Two, LLC, a North Carolina limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hoehn Heights, of record in Book 6050, page 262, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria Land Partners, L.P., a California limited partnership from FFH Properties, a Tennessee general partnership by deed of record in Instrument No. 201404010027052, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH THE EASEMENT BENEFITING THE LAND CONTAINED IN EASEMENT OF RECORD BOOK 6915, PAGE 877, AS CORRECTED IN BOOK 7484, PAGE 710 AND BOOK 7493, PAGE 877, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE."

This conveyance is made subject to:

1) Taxes which have been assumed by Grantee; 2) All matters shown on plat of record in Book 6050, Page 262, Register's Office for Davidson County, Tennessee; 3) All applicable governmental and zoning regulations.

Parcel ID # **103-02-0-064**

Improved property located at: **312B White Bridge Pike, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee simple of the aforedescribed real estate; that its has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons, claiming by, under or through Grantor, but none other.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Victoria Land Partners, L.P.,
a California limited partnership

By: MNG Real Estate Investments, LLC,
a California limited liability company,
its General Partner

By: _____
Name: Genevieve Hedrick
Title: Authorized Signer

****

Owner's Name: **Navigator Real Estate Holdings Two, LLC**

and Address: **790 Pershing Road**
Raleigh, NC 27608

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Navigator Real Estate Holdings Two, LLC
790 Pershing Road
Raleigh, NC 27608

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of San Diego)

On May 28, 2015, before me, Giovanna Delia, a Notary Public, personally appeared Genevieve Hedrick who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Giovanna Delia
Signature of Notary

GIOVANNA DELIA
Commission # 2019966
Notary Public - California
San Diego County
My Comm. Expires Apr 14, 2017

(Affix seal here)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$695,904.31** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of May, 2015.

Notary Public

My Commission Expires: April 14, 2017

see attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 28th day of May, 2015, by Genevieve Hedrick, proved to me on the basis of satisfactory evidence to the person(s) who appeared before me.

Giovanna Delia

Notary Public in and for
Said County and State

GIOVANNA DELIA
Commission # 2019966
Notary Public - California
San Diego County
My Comm. Expires Apr 14, 2017

TRUE COPY CERTIFICATION

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King, Notary Public

My commission Expires: 6/20/2017
(affix Notary seal)

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY