Davidson County	DEEDWARR
Recvd: 06/04/15 10:00	2 pgs
Fees:13.00 Taxes:407.00	
20150604-0052213	

WARRANTY DEED

J. CAROLYN LOYD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-11-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nash 2 SF, LLC, A Delaware Limited Liability Company	Nash 2 SF, LLC, A Delaware Limited Liability Company	150 07 0 496.00
(NAME)	(NAME)	
445 Bush Street, Ste 700	445 Bush Street, Ste 700	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108	San Francisco, CA 94108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra M. Estes now known as Sandra M. Taylor,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NASH 2 SF, LLC, A Delaware Limited Liability Company**, 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 Lot No. 512 on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, Page 783, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot 512 fronts 40 feet on the westerly margin of Arcadia Circle and extends back 114.16 feet on the northerly line and 128.59 feet on the easterly line to a brake line in the rear measuring 199.93 feet thereon.

Being the same property conveyed to Sandra M. Estes by Warranty Deed from Christopher Lee Barnhill and wife, Jo Ellen Barnhill dated April 30, 2002 and recorded May 7, 2002 in Instrument No. 20020507-0055750 in the said Register's Office for Davidson County, Tennessee. Sandra M. Estes is now known as Sandra M. Taylor.

This property is not now nor has it ever been the principal residence of, Gregg A. Taylor, the spouse of the Grantor.

File Number: CLA-151231

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3621 Arcadia Circle, Antioch, TN 37013

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, has 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 our hands this the 11th day of May 2015

Sandra M. Estes now known as Sandra M. Taylor

STATE OF TENNESSEE

COUNTY OF Anderson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Sandra M. Estes now known as Sandra M. Taylor the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2015.

Angela D Rockwell
Notary Public

My Commission Expires: January 31, 2017

ANGELA D. ROCKWELL (SEAL) STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018