File By 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075656 DEEDWARR
Recvd: 09/04/15 10:37 2 pgs
Fees:13.00 Taxes:558.70
20150904-0090348

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash 2 SF, LLC	Nash 2 SF, LLC	151090B22500CO
(NAME)	(NAME)	
445 Bush Street, Suite 700	445 Bush Street, Suite 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 Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donald Pearl and Starrlene Pearl, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nash 2 SF, LLC, a Delaware limited liability company,** its successor and/or assigns, 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:

Being Lot No. 180 on the plan of Lakeside Cove at Percy Priest, Phase 3 of record in Instrument No. 20060825-105210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Starrlene Cole, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership, dated 6/26/07, of record in Instrument No. 20070628-007109, Register's Office for Davidson County, Tennessee. Starrlene Cole having married, Quitclaimed unto Donald Pearl and Starrlene Pearl of record Instr. No. 20121214-0115599, said Register's Office.

Subject to all matters as set out on the plan of record in Instrument No. 20060825-0105210, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions as set out in Instrument No. 20041105-0133677, said Register's Office.
Quitclaim Deed for the common elements granted to the Lakeside Cove at Percy Priest Homeowner's Association as set out in Instr. No. 20100219-001283, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Subject to Transmission Line Easement granted to the USA as set out in Book 2336, page 614, said Register's Office.
Subject to TVA Easement as set out in Book 4428, page 571, said Register's Office.
Subject to Waterline Easement granted to Metropolitan Government for Nashville, Davidson County, as set out in Book 8175, page 783, said Register's Office.
Subject to Sanitary Sewer and/or Strom Drainage Easement as set out in Instrument No. 20020212-0018699, said Register's Office.
Subject to Stormwater Detention Agreements as set out in Instrument No. 20040914-0010817, Instrument No. 20050926-0115228, and Instrument No. 20100219-0012873, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5320 Skip Jack Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 31st day of August, 2015.

Donald Pearl

Starrlene Pearl

State of Tennessee
County of Williamson

Personally appeared before me Donald Pearl and Starrlene Pearl, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2015-105