THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nash 2 SF, LLC
445 Bush Street, Suite 700
San Francisco, CA 94108
SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map & Parcel 108 16 0A 002.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RICHARD DALE JACKSON, JR.,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **NASH 2 SF, LLC a Delaware Limited Liability Company,** hereinafter referred to as "Grantees", their successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of Timber Ridge, appearing of record in Instrument Number 20040113-0005330, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Richard Dale Jackson, Jr., unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 28, 2004, of record in Instrument Number 20041108-0134484, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plan of record in Instrument Number 20040113-0005330; to restrictive covenants of record in Instrument Number 20040115-0006462; to Charter of Timber Ridge Homeowner's Association of record in Instrument Number 20040123-0009124; to Roadway Easement of record in Book 10725, page 218; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> AMANDA JACKSON enters into this transaction and hereby conveys any and all interest she may have in said property, by virtue of her marriage to RICHARD DALE JACKSON, JR.

This is improved property known as 1604 Timber Run, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150080889 DEEDWARR
Recvd: 09/23/15 09:36 2 pgs
Fees:13.00 Taxes:681.17
20150923-0096563

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 17th day of September, 2015.

RICHARD DALE JACKSON, JR.

AMANDA JACKSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Dale Jackson, Jr. and Amanda Jackson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2015.

Notary Public

My Commission Expires: 10-18-15

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,100.00, which amount is equal to 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 17th day of September, 2015.

Notary Public

My commission expires: 10-18-15

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20150554