WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089684 DEEDWARR
Recvd: 10/21/15 12:05 3 pgs
Fees: 18.00 Taxes: 444.00
20151021-0107051

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash 2 SF, LLC, a Delaware limited liability company	Nash 2 SF, LLC, a Delaware limited liability company	150 07 0 135.00
(NAME)	(NAME)	
445 Bush St. Suite 700	445 Bush St. 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, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ozetta P. Ewing, married, formerly known as Ozetta P. Burton and Emmanuel Ewing, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NASH 2 SF, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or 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. 116, on the plan of Section Four-A The Country, as shown on plat of record in Plat Book 5200, Page 138 and 139, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ozetta P. Burton, unmarried by Warranty Deed from Terry G. Roberts and wife, Meridith Roberts and Sherri K. Razo, unmarried, dated 09/29/1993 in Book 9104, Page 562, in the Register's Office for Marion County, Tennessee.

Subject to (1) All matters shown on the plat of record in Plat Book 5200, Page 138, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 5404, Page 770, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3208 Country Meadow, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14 day of October, 2015.

Ozetta P. Ewing

Ozetta P. Ewing

Emmanuel Ewing

STATE OF MICHIGAN

COUNTY OF EATON

On this 14th day of OCTOBER, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ozetta P. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

11-11-2015
My Commission Expires

Dinah Magbag
Notary Public

DINAH MAGBAG
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires NOV. 11, 2015
Acting in the County of EATON

STATE OF TENNESSEE

COUNTY OF WILSON

On this _____ day of _____, _____, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Emmanuel Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires

Notary Public

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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Witness our hands this 15th day of October, 2015.

Ozetta P. Ewing

Emanuel Ewing

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____, _____, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ozetta P. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Emmanuel Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

8.14.17
My Commission Expires

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public