WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15 - 2029

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nash 2 SF, LLC 445 Bush Street, Suite 700 San Francisco, CA 94108	New Owner	148-08-0A-026.00

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2015.

Notary Public

My Commission Expires: 10-18-16
(Affix Seal)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Steven R. Blackmon, a single person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nash 2 SF, LLC, a Delaware limited liabiltiy 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. 65, Quiet Creek, Phase Two, Section One, as shown on plat of record in Instrument No. 20040106-0002099, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven R. Blackmon, a single person by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee, under the Pooling and Servicing Agreement dated August 1, 2006, ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Back Pass-Through Certificates, dated September 17, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101163, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4837 Terragon Trail, Antioch, TN 37011**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150096281 DEEDWARR
Recvd: 11/12/15 11:40 2 pgs
Fees:13.00 Taxes:484.70
20151112-0114950

SRB

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **November, 2015.**

GRANTOR(S)

Steven R. Blackmon

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Steven R. Blackmon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **5th** day of **November, 2015.**

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Notary Public
My Commission Expires: 10-18-16