BILL GARRETT, Davidson County
Trans:T20160012392 DEEDWARR
Recvd: 02/16/16 10:42 2 pgs
Fees:13.00 Taxes:429.20
20160216-0014181

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 116,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2016.

Notary Public

My commission expires: 1-6-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Bay, LLC	**NEW OWNER**	**135120B04800CO**
2064 Nashboro Blvd.	**PO BOX 7215**	
Nashville, TN 37217	**SPRECKELS, CA 93962**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nashville RE Ventures I, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Bay, LLC

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. 48 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, page 49 and 50, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nashville RE Ventures I, LLC, a Tennessee limited liability company, from John Mazzei, married, by Quitclaim Deed dared December 31, 2012 and of record in Instrument No. 20130103-0000693, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2064 Nashboro Blvd., Nashville, TN 37217.

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 in 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 hand(s) this 10th day of February, 2016.

Nashville RE Ventures I, LLC
By: Ryan Hughes
Its: Member

STATE OF
COUNTY OF Ventura

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **RYAN HUGHES** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of Nashville RE Ventures I, LLC and that he is authorized by Nashville RE Ventures I, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of February, 2016.

Notary Public

My Commission Expires: March 26, 2016.

Maria Los Angeles Rodriguez
Commission # 1973405
Notary Public - California
Ventura County
My Comm. Expires Mar. 26, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066