BILL GARRETT, Davidson County
Trans:T20160015249 DEEDWARR
Recvd: 02/24/16 14:12 2 pgs
Fees:13.00 Taxes:543.90
20160224-0017665

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 2016, by and between Susan E Campbell, married, party of the first part, and NASH 2 SF, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 140 on the Plan of Hickory Valley, Section 3, as of record in Plat Book 4460,Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Susan E. Campbell by virtue of that certain Quit Claim Deed dated January 7, 2011, at Instrument No. 20110119-0005165 in the Register's Office of Davidson County, Tennessee. *Seller warrants that this property has not been used as her primary residence*

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4460, Page 86, Book 4604, Page 526, Book 4630, Page 548 and Book 5967, Page 773 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Susan E Campbell

Susan E Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Susan E Campbell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2016.

Memorie White

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: NASH 2 SF, LLC
445 Bush St, Ste 700
San Francisco, CA 94108-3728

Tax Parcel No 16205026300

Property Address: 324 Eulala Cir
Nashville, TN 37211

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property ~~transferred, whichever~~ is greater is $147,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of February, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY