WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1412

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1412

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	135-12-E-224.00

BILL GARRETT, Davidson County
Trans:T20160029885 DEEDWARR
Recvd: 04/13/16 09:42 2 pgs
Fees:13.00 Taxes:499.50
20160413-0035248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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 **Milburn Fender and Ashley Fender, husband and wife,** hereinafter called the Grantors, 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 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 Unit No. 224, on the Plan of Nashboro Village, Tract 21, Phase II, as of record in Book 4660, page 159, as amended by Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, and as now included in the Horizontal Property Regime, Private Element, Nashboro Village – Fairway Pointe, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Milburn Fender, unmarried by Warranty Deed from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, dated December 22, 2005, recorded December 29, 2005, of record in Instrument No. 20051229-0155942, Register's Office for Davidson County, Tennessee.

With this conveyance, legal description is being corrected due to Scrivener's Error in prior deed

Ashley Fender joins in this conveyance to relinquish any marital interest she may have.

This is ☒ Improved OR ☐ Unimproved property located at: **2448 Nashboro Blvd, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **April, 2016.**

GRANTOR(S)

Milburn Fender

Ashley Fender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Milburn Fender and Ashley Fender** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **11th** day of **April, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016