BILL GARRETT, Davidson County
Trans:T20160034571 DEEDWARR
Recvd: 04/27/16 09:22 2 pgs
Fees:13.00 Taxes:740.00
20160427-0040873

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** WHEN RECORDED RETURN TO Midtown Title, LLC 1704 Charlotte Avenue, #105 Nashville, TN. 37203 File No. M16-1492	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$200,000~~.00 Affiant Subscribed and sworn to before me, this 22 day of April, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: NASH 2 SF, LLC 445 Bush Street Suite 700 San Francisco, CA 94108	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-16-0A-011.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NADINE OGLESBY, A MARRIED WOMAN AND MARK OGLESBY, A MARRIED MAN** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NASH 2 SF, LLC, a Delaware Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NADINE OGLESBY, A MARRIED WOMAN AND MARK OGLESBY, A MARRIED MAN, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20060329-0035600, dated March 27, 2006, said Register's Office.

This is improved property commonly known as: **1625 Timber Run, Nashville, TN 37214**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, Its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, Its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22 day of April, 2016.

NADINE OGLESBY

MARK OGLESBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **NADINE OGLESBY and MARK OGLESBY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of April, 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/19