BILL GARRETT, Davidson County
Trans:T20160044119 DEEDWARR
Recvd: 05/25/16 13:57 2 pgs
Fees:13.00 Taxes:569.80
20160525-0052686

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 154,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nash 2 SF, LLC	NEW OWNER	**164080C00200CO**
445 Bush Street, Suite 700		
San Francisco, CA 94108		

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,

Amka K. Baldwin and Som Nathongbo

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 Lot No. 42, on the Final Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, revised in Instrument No. 20051031-01311297 and Instrument No. 20051031-0131368, Register's office for Davidson county, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Amka K. Baldwin, an unmarried woman and Ka and Som Nathongbo, husband and wife, from Greenvale Construction, LLC, a Tennessee limited liability company, by warranty Deed dated November 30, 2009 of record in Instrument No. 20091202-0110272, Register's Office for Davidson County, Tennessee. Ka Nathongbo died on 2/19/11 leaving Som Nathongbo as surviving tenant by the entirety.

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 501 Aerie Landing, Antioch, TN 37013.

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 20th day of May, 2016.

Amka K. Baldwin

Amka K. Baldwin

Som NATHONGBO

Som Nathongbo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Amka K. Baldwin, and and Som Nathongbo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public

My Commission Expires: 8.18.18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County