THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20160060785 DEEDWARR
Recvd: 07/15/16 09:32 2 pgs
Fees:13.00 Taxes:629.00
20160715-0072739

Subscribed and sworn to before me, this the 1st day of July, 2016.

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 9-19-2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
NASH 2 SF, LLC 445 Bush Street, Ste 700 San Francisco, CA 94108	NEW OWNER	18-12-A-48.00

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, **Cumberland Property Investments, LLC**, 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. 48, on the plan of Emerald Cove, a Planned Unit Development, as shown by plat of record in Plat Book 6900, page 629-631, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frederick S. Berk by Quitclaim Deed from Ronald G. Francis, dated July 13, 2013, recorded December 9, 2013, of record in Instrument No. 20131209-0124770, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Frederick S. Berk, unmarried man, and Ronald G. Francis, married man, as tenants in common with the right of survivorship by Warranty Deed from Wanda Wilkinson, married, dated June 27, 2008, recorded July 2, 2008, of record in Instrument No. 20080702-0068511, said Register's Office, and further being the same property conveyed to Cumberland Property Investments, LLC by Substitute Trustees Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, dated June 27th, 2016 of record in Instrument No. 20160715-0072738, said Register's Office.

See also Quitclaim Deed in Instrument No. 20091124-01018119, Register's Office for Davidson County, Tennessee, whereby Gene Francis, a married person conveyed to Ronald G. Francis, a married person, any interest she may have had in his one-half (1/2) interest in the property.

This is ☒ Improved OR ☐ Unimproved property located at: 371 Dorr Drive, Goodlettsville, TN37072

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 the 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 1st day of July, 2016.

Cumberland Property Investments, LLC

By Christopher Koch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Koch, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member of Cumberland Property Investments, LLC, the within named bargainor, a Tennessee limited liability company and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Tennessee limited liability company, by the said Christopher Koch as its Member.

WITNESS my hand and seal at office this 1st day of July, 2016.

Notary Public

My Commission expires:

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