STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$172,000.00** (One Hundred Seventy Two Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of July, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-4-18

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(NOTARIAL SEAL)
My Commission Expires 07-02-2018

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. mile-1917

BILL GARRETT, Davidson County
Trans: T20160064494 DEEDWARR
Recvd: 07/27/16 10:08 2 pgs
Fees: 13.00 Taxes: 636.40
20160727-0077180

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nash 2 SF, LLC 445 Bush Street, Suite 700 San Francisco, CA 94108	**SAME AS NEW OWNER**	15001017900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JOSHUA A. HENDRICKS AND WIFE, VICTORIA R. HENDRICKS**, HEREINAFTER CALLED THE **GRANTOR(S)**, 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 **GRANTEE(S)**, 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. 146 on the Plan of Section Eight, Edge-O-Lake Estates of record in Plat Book 3700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua A. Hendricks and wife, Victoria R. Hendricks by Deed from PTE Development, LLC, of record in Instrument No. 20140403-0027716, Register's Office for Davidson County, Tennessee.

Being also known as 454 Clearwater Drive, Nashville, Tennessee 37217.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **454 CLEARWATER DRIVE** **NASHVILLE, TN 37217**

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2016064257

WITNESS, this 25th day of July, 2016

Joshua A. Hendricks

Victoria R. Hendricks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua A. Hendricks and Victoria R. Hendricks** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of July, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2016064257