BILL GARRETT, Davidson County
Trans: T20160068234 DEEDWARR
Recvd: 08/08/16 10:53 2 pgs
Fees: 13.00 Taxes: 647.50

20160808-0082048

WARRANTY DEED

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue
Nashville, TN. 37203
File No. M16-192

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Midtown Title, LLC
1704 Charlotte Avenue
Nashville, TN. 37203
File No. M16-192

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 7-4-2018

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash 2 SF, LLC	New Owners	098-05-0-022.00
(NAME)	(NAME)	
445 Bush Street, Suite 700		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arthur Oliver,** 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. 127 on the Plan of Section Three, Lake Park, as shown by plat of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Oliver and Arthur Oliver, wife and husband, by Warranty Deed from Brad Sorrells and Susan Sorrells, husband and wife, dated 10/3/03 and recorded 10/14/01 in Instrument Number 20031014-0152162, Register's Office for Davidson County, Tennessee.

The said Mary Oliver (a/k/a Mary Elizabeth Oliver) and Arthur Oliver were divorced on 4/8/15, and pursuant to Final Decree of Divorce and filed as Docket No. 14D1549 in the Third Circuit Court of Davidson County, Tennessee, a copy of which was recorded 9/1/15 in Instrument Number 20150901-0088464 in the Register's Office for Davidson County, Tennessee, the subject property was divested out of Mary Oliver and solely in Arthur Oliver.

unimproved ☐

This is improved ☑ property, known as 4005 Port Jamaica Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 3rd day of August, 2016.

Arthur Oliver

State of Tennessee
County of Sumner

Personally appeared before me Arthur Oliver, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162139

