WARRANTY DEED

RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIL5129

BILL GARRETT, Davidson County
Trans:T20160069237 DEEDWARR
Recvd: 08/10/16 10:59 2 pgs
Fees:13.00 Taxes:606.80

20160810-0083175

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nash 2 SF, LLC	Nash 2 SF, LLC	133 11 0 095.00
(NAME)	(NAME)	
445 Bush Street, Ste 700		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Four Thousand And No/100 Dollars ($164,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lian Khan Kham, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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, State of Tennessee, being Lot No. 75 on the Plan of Valley ViewMeadows, Section Two, as of record in Book 3600, page 60, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lian Khan Kham by Warranty Deed from Hussein M. Ahmad and wife, Nalia Tamar dated June 15, 2011 and recorded June 20, 2011 as Instrument No. 201106200047237, in said Register's Office for Davidson County, Tennessee.

Cing S. Dim joins in this instrument to convey any and all marital interest she has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3854 Valley Ridge Drive, Nashville, TN 37211

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, has 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 our hands this 5th day of August, 2016.

Lian Khan Kham

Cing S. Dim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lian Khan Kham and Cing S. Dim, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-164718SSO