BILL GARRETT, Davidson County
Trans:T20160069238 DEEDWARR
Recvd: 08/10/16 11:06 2 pgs
Fees:13.00 Taxes:629.00
20160810-0083178

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

Subscribed and sworn to before me, this the 20TH day of JULY, 2016.

Notary Public

My Commission Expires: 7-4-20

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165124

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nash 2 SF, LLC 445 Bush Street, Suite 700 San Francisco, CA 94108	NEW OWNER	182-060A-031.00

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, a Tennessee limited liability company** 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 31, Final Plat, Section One, Old Hickory Hills, as shown on plat of record in Instrument No. 20011023-0115382, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judy Andres by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, recorded on the 19th day of July, 2011 in Instrument No. 20110719-0055104, in the Register's Office of Davidson County, Tennessee, and further being the same property conveyed to Chris Koch by Trustee's Deed from Wilson & Associates, PLLC, dated July 12, 2016, of record in Instrument No. 20160810-0083176, said Register's Office, and further being the same property conveyed to Cumberland Property Investments, LLC, a Tennessee limited liability company by Quit-Claim Deed from Chris Koch, dated July 20, 2016, of record in Instrument No. 20160810-0083177, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: 7891 Rainey Drive, Antioch, TN37013

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 20TH day of JULY, 2016.

Cumberland Property Investments, LLC

By Christopher Koch, Member

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 , 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 20TH day of JULY, 2016.

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

Notary Public

My Commission expires: 7-4-2018