**THIS INSTRUMENT PREPARED BY:**

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of AUGUST, 2016.

Notary Public

My Commission Expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160073966 DEEDWARR
Recvd: 08/24/16 13:42 2 pgs
Fees:13.00 Taxes:610.50
20160824-0088654

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Nash 2 SF, LLC<br>445 Bush Street, Ste 700<br>San Francisco, CA 94108 | NEW OWNER | 87-5-A-57.00 |

# 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, **Jason Michael Zito and Christin Cook Zito, husband and wife**, 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. 110 on the Plan of Farmingham Woods, Section I, Phase II, of record in Plat Book 7900, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Jason Zito, a single man by Warranty Deed from Brandon J. Crysler and Casey Lightbody Crysler, dated July 28, 2006, recorded August 8, 2006, of record in Instrument No. 20060808-0097304, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5948 Colchester, Nashville, TN37076

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

V by Christin Cook Zito, his Attorney in fact

**Jason Michael Zito by Christin Cook Zito, his Attorney in Fact**

**Christin Cook Zito**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jason Michael Zito and Christin Cook Zito**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of AUGUST, 2016.

Notary Public

My Commission expires:

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016