WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165328

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090760 DEEDWARR
Recvd: 10/14/16 10:21 2 pgs
Fees:13.00 Taxes:704.85
20161014-0108823

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2615B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nash 2 SF, LLC	NEW OWNER	087-01-0A-130.00-CO
445 Bush Street, Ste 700		
San Francisco, CA 94108		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GEOFFREY WILLIAM LINK, UNMARRIED

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. 57 on the Plan of Section Four, Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 844, 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 Geoffrey William Link, unmarried by Warranty deed from Shane W. Kelley and wife, Beth A. Kelley of record in Instrument No. 20050401-0035439 Register's Office for Davidson County, Tennessee, dated March 25, 2005 and recorded on April 01, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 215 and Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279, Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, Register's Office for Davidson County, Tennessee.

Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.

Quitclaim deed to HOA of record in Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3557 Glenfalls Drive, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 6th day of October, 2016.

Geoffrey William Link by J. Drumwright, Attorney in Fact

Geoffrey William Link

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Geoffrey William Link, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Geoffrey William Link.

Witness my hand and official seal, this 6th day of October, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2615B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027