Davidson County DEEDWARR
Recvd: 11/29/16 15:55 3 pgs
Fees:18.00 Taxes:370.00
20161129-0125312

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2722B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Nash 3 SF, LLC | NEW OWNER | 150-02-0-147.00 |
| 45 Rockefeller Plaza, 31st Floor | | |
| New York, NY 10111 | | |

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,

**SABRINA A. BATTLE, A MARRIED WOMAN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**NASH 3 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 being Lot No. 25A on the Plan of the Zone Lot Division of Lots 16, 17, 25 through 33, and 37 through 45, Harbor Gate, Section 1, Revised, of record in Plat Book 6250, Page 638, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sabrina A. Battle, a married woman by Quitclaim Deed from Sabrina A. Battle, a married woman who acquired title as Sabrina A. Williams, a single woman, of record in Instrument No. 20140805-0070100, Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on August 05, 2014.

***THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6221, Page 253, Book 6486, Page 436 and Book 6597, Page 157, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Easement(s) of record in Book 2875, Page 299, subject to Partial Release in Book 4438, Page 703, in the Register's Office for Davidson County, Tennessee.

Storm Water Agreement of record in Book 5300, Page 909 and Book 5904, Page 79, in the Register's Office for Davidson County, Tennessee.

This is property known as 747 Lake Terrace Drive, Nashville, TN 37217-4251

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 28th day of November, 2016.

Sabrina Battle

Sabrina A. Battle

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, SABRINA A. BATTLE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 16-2722B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

