Davidson County DEEDWARR
Recvd: 12/02/16 11:57 3 pgs
Fees:18.00 Taxes:629.00
20161202-0126652

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 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 # 16-2747B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nash 3 SF LLC	NEW OWNER	174-11-0A-215.00-CO
445 Bush Street, Suite 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,

BRIAN P. CHAMPLIN AND WIFE, DIANA B. CHAMPLIN

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, Tennessee, being Lot No. 314 on the Plan of Cane Ridge Farms, Phase Four of record in Plat at Instrument No. 20030721-0101773, 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 Brian P. Champlin and wife, Diana B. Champlin by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20041025-0127675 Register's Office for Davidson County, Tennessee, dated October 8, 2004 and recorded on October 25, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20030721-0101773, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws of Cane Ridge Farms Homeowners Association, Inc., appended thereto, of record in Instrument No. 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558 and Instrument No. 20160601-0055259, Instrument No. 20040319-0031673, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20041025-0127675 in the Register's Office for Davidson County, Tennessee.

Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360 and recorded in Instrument No. 20010816-0088852 , in the Register's Office for Davidson County, Tennessee.

Deed of Common Areas to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

Easement(s) to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, and Instrument No. 20010300-1072142, in the Register's Office for Davidson County, Tennessee.

Utilities Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement(s) of record in Book 4428, Page 565 and Book 4420, Page 36, 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 2320 Haskell Drive, Antioch, TN 37013-3953

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 1st day of December, 2016.

Brian P. Champlin

Diana B Champlin By: Brian P. Champlin, Attorney-In-Fact

Diana B. Champlin

By: Brian P. Champlin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brian P. Champlin, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian P. Champlin, 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 Diana B. Champlin, 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 Diana B. Champlin.

Witness my hand and official seal, this 1st day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2747B

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

