Davidson County DEEDWARR
Recvd: 12/09/16 10:18 3 pgs
Fees:18.00 Taxes:695.60
20161209-0129385

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$188,000.00**.
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 8th day of December, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-19
| (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nash 3 SF, LLC 445 Bush Street Ste. 700 San Francisco, CA 94108	New Owner	086-08-051.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Deborah A. Williams and James B. Williams, wife and husband

Hereinafter called the grantors, 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 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. 276 on the plan of Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Deborah A. Williams and James B. Williams, wife and husband, by Warranty Deed from Monica Anne O'Malley and Thomas K. Thady, wife and husband, dated August 23, 2013, of record in Instrument Number 20130827-0090274, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6482, Page 679 and By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 5745, Page 283, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1124 Jacksons Valley Road, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 our hand(s) this 7th day of December, 2016.

Deborah A. Williams

James B. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Deborah A. Williams and James B. Williams, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

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

