This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 16-1373

Davidson County DEEDWARR
Recvd: 12/13/16 16:07 3 pgs
Fees:18.00 Taxes:1036.00
20161213-0130864

WARRANTY DEED

THIS INDENTURE, made and entered into this 12/12/2016, by and between Joseph Bradley King and Jessica Michelle King, husband and wife, parties of the first part, and Nash 3 SF, LLC, a Delaware Limited Liability Company, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Bradley King and Jessica Michelle King, husband and wife by Warranty Deed from Bounnam Xayapanhyavong and Bouapheth Xayapanhyavong dated 01/21/2016, of record in Instrument No. 20160121-0006085,in the Register's Office of Davidson County, Tennessee

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 90 12 327
☒ Improved 555 Annex Ave, Nashville, TN 37209
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joseph Bradley King

Jessica Michelle King

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Joseph Bradley King and Jessica Michelle King to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of December, 2016..

Notary Public

My Commission Expires: 5/6/17

STATE OF TENNESSEE NOTARY PUBLIC

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Owner's Name: Nash 3 SF, LLC, a Delaware Limited Liability Company

and Address: 445 Bush Street, Ste 700, San Francisco, CA 94108

Nash 3 SF, LLC, Delaware Limited Liability Company

Mail tax bills to 445 Bush Street, Ste 700, San Francisco, CA 94108

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of December, 2016..

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY