**NEW OWNER:**
**NASH 3 SF, LLC**
**445 BUSH STREET,** STE 700
**SAN FRANCISCO, CA 94108**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**
and return to :
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 16-1957**

**Map & Parcel**
**151100A22500**

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/16/16 15:39 4 pgs
Fees:23.00 Taxes:536.13
**20161216-0132450**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars ($144,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ADAM B. GASKILL, unmarried and ERIN C. LISSNER, unmarried** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NASH 3 SF, LLC, a Delaware limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 74 on the plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown on the plat of the same of record in Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ADAM B. GASKILL and ERIN C. LISSNER, both unmarried, tenants in common with full right of survivorship by Warranty Deed from Loraine Farney, unmarried, dated September 23, 2014, and of record in Instrument No. 20140925-0088369, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **7048 SOUTH HAMPTON BOULEVARD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20030707-0093205, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of December, 2016.

ADAM B. GASKILL

ERIN C. LISSNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ADAM B. GASKILL and ERIN C. LISSNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

**********

The actual consideration or value, whichever is greater, for this transfer is **$144,900.00.**

AFFIANT

Sworn to and subscribed to before me this 15th 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

