WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/4/19

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 100, Brentwood, TN 37027
file # 16-87410

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (if left blank please use the address of the new owner)	MAP-PARCEL
Adam S. Means	Peoples Home Equity, Inc	064-11-0A-013.00-CO
206 Cameron Court	170 N. Seven Oaks	
Hermitage, TN 37076-1353	Knoxville, TN 37922	

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,

NASH 2 SF, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

ADAM S. MEANS, AN UNMARRIED MAN

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. 13 on the Plan of Caleb Chase of record in Plat Book 6250, Page (s) 821 and 822, 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 Cumberland Property Investments, LLC, a Tennessee limited liability company by Special Warranty deed from Secretary of Housing & Urban Development of record in Instrument No. 20160317-0025432 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 17, 2016.

Being the same property conveyed to Nash 2 SF, LLC, a Delaware limited liability company by Warranty deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20160322-0027195 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 22, 2016.

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 in Plat Book 6250, Page (s) 821 and 822, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6783, Page 805, amended in Book 6777, page 453, Book 7189, Page 553 and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.

Charter for Caleb Chase HOA of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7189, Page 581, Register's Office for Davidson, County, Tennessee.

Deed of common areas to HOA of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 6548, Page 557, 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 206 Cameron Court, Hermitage, TN 37076-1353

BILL GARRETT, Davidson County
Trans:T20160112966 DEEDWARR
Recvd: 12/22/16 11:24 2 pgs
Fees:13.00 Taxes:832.50

20161222-0134746

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 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 my hand on the 14th day of December, 2016.

Nash 2 SF, LLC, a Delaware limited liability company

BY: _____

Deek Kapadia, Vice President

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public of said County and State, personally appeared Deek Kapadia, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Nash 2 SF, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2016.

_____
Notary Public

My Commission Expires: 2/21/2018

SHAKIRA WEBB
Notary Public, State of Texas
My Commission Expires
February 21, 2018

File #: 16-2741B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027