# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/17 10:54 3 pgs
Fees:18.00 Taxes:627.15
**20170112-0003600**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2901B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Nash 2 SF, LLC | NEW OWNER | 182-06-0A-227.00-CO |
| 445 Bush Street, Ste 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,

**ANGUS DUKE LOGAN AND MILDRED THOMPSON LOGAN, TRUSTEES OF THE ANGUS DUKE LOGAN AND MILDRED THOMPSON LOGAN REVOCABLE LIVING TRUST, DATED JULY 22, 2014**

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

**NASH 2 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. 237 on the Plan of Old Hickory Hills, Phase Two - Section Three of record in Plat at Instrument No. 20040420-0044507, corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20041021-0126628, 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 Angus Duke Logan and Mildred Logan by Trustee's deed from Maria Neumann, Co Trustee of record in Instrument No. 20081020-0104924 Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on October 20, 2008.

Being the same property conveyed to Angus Duke Logan and Mildred Thompson Logan, Trustees or their successors in interest, of the Angus Duke Logan and Mildred Thompson Logan Revocable Living Trust dated July 22, 2014 by Quitclaim deed from Angus Duke Logan and Mildred Logan (AKA Mildred Thompson Logan), husband and wife of record in Instrument No. 20151130-0120265 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 30, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, 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 Old Hickory Hills Homeowners Association, with By-Laws appended thereto, of record in Instrument Number 20020116-0006750, as amended in Instrument Number 20101116-0091730, Register's Office for Davidson County, Tennessee

Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417, and amended in Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-01160009, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument Number 20151229-0130686, 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 7904 Rainey Drive, Antioch, TN 37013-3960

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 9th day of January, 2017.

Angus Duke Logan and Mildred Thompson Logan Revocable Living Trust

BY: _____

Angus Duke Logan, Trustee

BY: _____

Mildred Thompson Logan, Trustee

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, ANGUS DUKE LOGAN AND MILDRED LOGAN REVOCABLE LIVING TRUST, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of January, 2017.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**File #: 16-2901B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Angus Duke Logan and Mildred Thompson Logan, Trustees of the Angus Duke Logan and Mildred Thompson Logan Revocable Living Trust, Dated July 22, 2014, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 9th day of January, 2017.

_____

Notary Public

My Commission Expires: 10-2-17

J. Carlton Drumwright 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

