Davidson County DEEDWARR
Recvd: 02/06/17 15:38 3 pgs
Fees:18.00 Taxes:529.10
20170206-0012670

RECORDING INFORMATION

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $143,000.00.

Affiant

Sworn to and subscribed before me this 1st day of February, 2017.

Notary Public

My Commission Expires: 1-26-19

(SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
NASH 2 SF LLC, a Delaware limited liability company 445 Bush Street, Ste 700 San Francisco, CA 94108	New Owner(s)	086-16-0-062.00

This Indenture is made on the 1st day of February, 2017, by and between **JUDKIN T. FITZGERALD, JOINED BY WIFE, ANITA FITZGERALD** ("Grantor"), and **NASH 2 SF, LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Central Valley of record in Plat Book 5800, Page 71, 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 Judkin T. Fitzgerald by Quitclaim deed from Judkin T. Fitzgerald of record in Book 6931, page 856, Register's Office for Davidson County, Tennessee, dated July 03, 1986 and recorded on July 29, 1986.

The said Anita Fitzgearld joins in this conveyance for the purpose of conveying any interest she may have in and to the above described property, especially her marital interest.

This is improved property known as 4313 Central Valley Drive , Hermitage, TN 37076.

This conveyance is being made subject to:

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

2. Subject to all matters shown on the Plan of record in Plat Book 5800, Page 71, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5903, Page 656, Register's Office for Davidson County, Tennessee.

4. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1st day of February, 2017.

GRANTOR:

Judkin T. Fitzgerald

Judkin T. Fitzgerald

Anita E. Fitzgerald

Anita Fitzgerald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JUDKIN T. FITZGERALD AND ANITA FITZGERALD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2017.

Notary Public

My Commission Expires: 08/24/2020

LINDA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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

