Davidson County DEEDWARR **Recvd: 02/08/17 15:17 3 pgs** **Fees:18.00 Taxes:677.10** **20170208-0013412**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00 Affiant Subscribed and sworn to before me, this 7th DAY OF February, 2017. Notary Public MY COMMISSION EXPIRES: 5/13/2020 (AFFIX SEAL)
WARRANTY DEED BMR17-1652	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO	MAP PARCEL NUMBER
NASH 2 SF, LLC	NASH 2 SF, LLC	
445 Bush Street, Ste 700	(NAME) 445 Bush Street, Ste 700	
(ADDRESS) San Francisco, CA 94108	(ADDRESS) San Francisco, CA 94108	149-15-0A-273.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAUL MAGANA, MARRIED, 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, that 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. 163 on the Plan of Cambridge Forest, Phase 3, of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raul Magana by Warranty Deed from Equity Builders Group, LLC, of record in Instrument No. 20060413-0042579, Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 13, 2006.

Carmen Lucia Armenta-Ruiz, wife of Raul Magana, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20010628-0068483, Instrument No. 20020503-0054630, Book 8206, Page 305, Book 8047, Page 243, Book 10332, Page 1, Book 10774, Page 723, Instrument No. 20020221-0022797, Instrument No. 20061208-0152145, Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348, Instrument No. 20020221-0022798, Book 10343, Page 769, Instrument No. 20110919-0072464, Book 1207, Page 529, Book 7632, Page 962, Book 7453, Page 445, Book 1147, Page 148, Book 8795, Page 158, Book 6881, Page 320, Book 10805, Page 497, Instrument No. 20010202-0010454; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1652 Bridgecrest Dr. , Antioch, Tennessee 37013
(House Number) (Street) (PO. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of February, 2017.

Raul Magana

Carmen Lucia Armenta-Ruiz

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 7th day of February, 2017, before me personally appeared Raul Magana and Carmen Lucia Armenta-Ruiz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of February, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

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

