Davidson County DEEDWARR
Recvd: 03/13/17 08:52 3 pgs
Fees:18.00 Taxes:633.63
20170313-0024121

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$171,250.00**

Affiant

Subscribed and sworn to before me, this the day of March, 2017.

Notary Public

My commission expires: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| NASH 2 SF, LLC<br>a Delaware limited liability | co. OWNER | Map 173-05-0 Parcel 003.00 |
| 445 Bush St., Ste 700 | | |
| San Francisco, CA 94108 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Todd Cooper, married**

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 18 on the Plan of Section II-B, Monte Carlo, of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Todd Cooper, by Deed dated February 1, 2017 from Entrust Tennessee Inc. FBO Richard Powers, Jr. IRA NKA IRA Innovations LLC, an Alabama limited liability company, FBO Richard Powers, Jr. IRA, of record in Instrument No. 20170203-0011831, Register's Office for Davidson County, Tennessee.**

**The subject property is not now nor ever has been the principal residence of the Grantor or the Grantor's spouse.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5050, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5196, Page 649, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **632 Cedarmont Drive, Antioch, Tennessee 37013**

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/our hand(s) this 3rd day of **March, 2017.**

**Todd Cooper**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Todd Cooper,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of **March, 2017.**

**Notary Public**

**My Commission Expires:** 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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

