Davidson County	DEEDWARR
Recvd: 03/15/17 09:24	3 pgs
Fees:18.00 Taxes:647.50	
20170315-0025235	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of March, 2017, by and between Ronnie Batey, Gary Batey, Connie Batey, Robert Batey, Sandra Cooper, Renee Hill, Julie Woods, James Batey, Gina Batey, Janice Garrett, Adrian Batey, Rhonda Reynolds, party of the first part, and NASH 2 SF, LLC, a Delaware limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County.

SAID Lot No. 158 fronts 75 feet on the south side of Farmview Drive and extends back 304.3 feet on the west line, which is a broken line, and 273.0 feet on the east line to a dead line in the rear measuring 60.77 feet thereon.

Being all or part of the same property conveyed to Melvalean Stanton by virtue of that certain Warranty Deed dated February 22, 1973, and being of record at Book 4683, Page 945 in the Register's Office of Davidson County, Tennessee.

Melvalean Stanton died intestate on December 1, 2008. At the time of her of her death she was known as Melvalean Maney as a result of her marriage to Andrew W Maney who predeceased her on May 24, 1998. They did not bear any children together. At the time of her death she was survived by her children Ronnie Batey, Gary Batey, Sandra Cooper, Renee Hill, Connie Batey, Robert Batey, Julie Woods, and James Batey and by her grand-children Gina Batey, Adrian Batey, Janice Garrett, and Rhonda Reynolds as referenced Affidavits of Heirship at Instrument Nos. 20170315-0025233, 20170315-0025232, 20170315-0025234 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4460, Page 22 and Book 4512, Page 694 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ronnie Batey

Gary Batey

Connie Batey

Robert Batey

Sandra Cooper

Renee Hill

Julie Woods

James Batey

Gina Batey

Janice Garrett

Adrian Batey

Rhonda Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ronnie Batey, Gary Batey, Connie Batey, Robert Batey, Sandra Cooper, Renee Hill, Julie Woods, James Batey, Gina Batey, Janice Garrett, Adrian Batey, Rhonda Reynolds, , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2017.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: NASH 2 SF, LLC

445 Bush Street, Ste. 700, San Francisco, CA 94108

Tax Parcel No 05905017800

Property Address: 4131 Farmview Dr.
Nashville, TN 37218

MAIL TAX BILLS TO: **NASH 2 SF, LLC**

445 Bush Street, Ste. 700, San Francisco, CA 94108

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of March, 2017.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
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

