This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oreola Ave
Nashville, TN 37209
(615) 829-5190

File No.: 17-1033

Davidson County DEEDWARR
Recvd: 03/31/17 10:14 3 pgs
Fees:18.00 Taxes:647.50
20170331-0031464

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/29/2017**, by and between **Lionel B Lawrence and Mary Lawrence. Husband and Wife** parties of the first part, and **Nash 2 SF, LLC, a Delaware Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 143, subdivision plan for Phase II, Forest View Park, Section V, of record in Plat Book 6250, Page 458, Register's Office for said County to which reference is hereby made for complete and accurate description of said lot.

Being the same property conveyed to Lionel Bernard Lawrence by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated 11/16/2009, of record in Instrument No. 20091119-0106560, Register's Office for Davidson County, Tennessee.

Mary Lawrence joins in to convey any and all martial rights she may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **150 9 215**
☒ Improved **337 Cedarcliff Rd, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Lionel Bernard Lawrence

Mary Lawrence

STATE OF Tennessee

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lionel Bernard Lawrence and Mary Lawrence** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of March, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Nash 2 SF, LLC**

and Address: **337 Cedarcliff Rd, Antioch, TN 37013**

Mail tax bills to **Nash 2 SF, LLC**
445 Bush Street, Ste 700, San Francisco, CA 94108

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

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of March, 2017..

Elizabeth J. Barnes
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

