WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/17 16:10 3 pgs
Fees:18.00 Taxes:481.00
20170508-0045718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nash 2 SF, LLC, a Delaware Limited Liability Company	Nash 2 SF, LLC, a Delaware Limited Liability Company	10808016000
(NAME)	(NAME)	
445 Bush St., Ste 700	445 Bush St., Ste 700	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108	San Francisco, CA 94108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, HEREINAFTER CALLED THE GRANTOR, 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, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the southerly part of Lot No. 27 on the Plan of Zone Lot Division, Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, of record in Plat Book 5200, Page 342 and amended in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Easterly Boundary of Lakeford Drive, said point being on the common boundary of Lots 27 and 28, East Lake Subdivision; thence following the easterly boundary of Lakeford Drive in a northerly direction, 50.76 feet to a point; thence south 53 deg. 8 min. 56 sec. east 111.40 feet to a point; thence south 36 deg. 51 min. 4 sec. west 33.07 feet to a point; thence following the common boundary of the said lots 27 and 28, 110.44 feet to the beginning (erroneously shown as 1111.40 in prior deed).

Being the same property conveyed to Emerald Creek Properties from The Secretary of Housing and Urban Development Cash Deed for Tennessee dated April 30, 2015 of record in Instrument No. 20150504-0039866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF EAST LAKE SUBDIVISION OF RECORD IN PLAT BOOK 5200, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3202 Lakeford Dr., Nashville, TN 37217
(House Number) (Street) (P.O. 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, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand this 5th day of May, 2017.

EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP

Greg Self
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 5th day of May, 2017.

My Commission Expires: 11-5-19

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

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

