Davidson County DEEDWARR
Recvd: 08/03/17 11:04 3 pgs
Fees:18.00 Taxes:647.50
**20170803-0079207**

# WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August, 2017

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nash 4 SF, LLC | New Owner | |
| (NAME) 445 Bush St., Ste. 700 | (NAME) | 16209013400 |
| (ADDRESS) San Francisco, CA 94108 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAIBO JIA, MARRIED AND YUN SHI, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH 4 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. 46 on the Plan of Section Three, Hickory View as of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.**

**Being the same property conveyed to Haibo Jia and wife, Yun Shi by Warranty Deed from Sean C. Osborne, unmarried, recorded on the 24th day of September, 2007 in Instrument No. 20070924-0113590, in the Register's Office of Davidson County, Tennessee. Haibo Jia and Yun Shi have divorced. Haibo Jia has since remarried, this has never been the residence for his current spouse.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 252 Ash Grove. Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 2nd day of August, 2017

Haibo Jia by Pat Waggoner

HAIBO JIA, BY: PAT WAGGONER, ATTORNEY IN FACT

Yun Shi by

YUN SHI, BY: KOK HAI TAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2 day of August, 2017, before me personally appeared Pat Waggoner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Haibo Jia and acknowledged that he executed the same as the free act and deed of Haibo Jia.

Witness my hand and official seal at Nashville, Tennessee this 2 day of August, 2017.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2 day of August, 2017, before me personally appeared Kok Hai Tan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Yun Shi and acknowledged that he executed the same as the free act and deed of Yun Shi.

Witness my hand and official seal at Nashville, Tennessee this 2 day of August, 2017.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

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

