Bill Garrett Davidson County
Batch# 2954 DEEDWARR
09/21/2017 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20170921-0096857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

M-CP-17-4241

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NASH 4 SF, LLC	New owner	
(NAME)	(NAME)	**087-01-0A-063.00-CO**
445 Bush Street, Ste 700		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD S. KEARNS, JR. AND PEGGY J. KEARNS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASH 4 SF, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 120 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold S. Kearns, Jr. and wife, Peggy J. Kearns by Warranty deed from Beazer Homes Corp., dba Phillips Builders of record in Book 10519, page 977, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 07, 1997.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10278, Page 279, as amended in Book 10449, Page 215, Book 10449, Page 217 and Book 10640, Page 944, and as supplemented in Book 10469, Page 924, Book 10528, Page 73 and Book 11317, Page 674, Register's Office for Davidson County, Tennessee.
- Charter of Chesney Glen Homeowners Association, Inc. of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of the Common Areas to the Homeowners Association of record in Book 10420, Page 356 and Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4241 Chesney Glen Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF SEPTEMBER, 2017.

Harold S Kearns Jr. by Fred Denson Attorney in Fact
Harold S. Kearns, Jr. by Fred Denson as Attorney in Fact

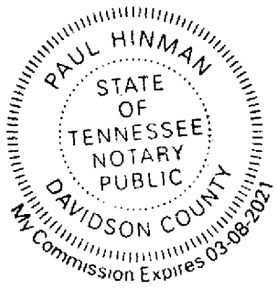
Peggy J Kearns by Fred Denson Attorney in Fact
Peggy J. Kearns by Fred Denson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED DENSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAROLD S. KEARNS, JR. AND PEGGY J. KEARNS, and who acknowledged he/she/they executed the same as the free act and deed of the said HAROLD S. KEARNS, JR. AND PEGGY J. KEARNS.

Witness my hand and official seal, this the 20th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY