Bill Garrett Davidson County
Batch# 9210 DEEDWARR
10/06/2017 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $632.63
20171006-0102783

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$160,000.00~~/ $170,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2017.

Notary Public

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

J-HR-17-265-H

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)	~~136-06-0-066.00~~
445 Bush St., 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, **ELIZABETH O. OLADOKUN, UNMARRIED,** 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:

Lot 270, SECTION FIVE, PRIEST LAKE PARK, as shown on plat of record in Plat Book 4460, Pages 174, 175 and 176, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Ewekunle, by Final Decree of Divorce from Elijah M. Ewekunle, of record in Instrument No. 20030915-0134787, in the Register's Office of Davidson County, Tennessee, dated March 25, 2003 and recorded on September 15, 2003.

**Elizabeth O. Oladokun was formerly known as Elizabeth O. Ewekunle.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, PRIEST LAKE PARK, as recorded in Plat Book 4460, Page(s) 174, 175 and 176, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4698, Page 969, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **265 Clearlake Dr. W, Nashville, Tennessee 37217**.

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 5th DAY OF OCTOBER, 2017.

Elizabeth O. Oladokun

STATE OF ~~TENNESSEE~~ North Dakota
COUNTY OF ~~DAVIDSON~~ Grand Forks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH O. OLADOKUN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2017.

Notary Public
My Commission Expires: 02/19/2021
(SEAL)

MARIAH RICHARDSON
Notary Public
State of North Dakota
My Commission Expires February 19, 2021

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

