Bill Garrett Davidson County
Batch# 28138 DEEDWARR
11/20/2017 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $603.10
20171120-0118838

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
NASH 3 SF, LLC, A Delaware
445 Bush Street
Suite 700
San Francisco, CA 94108

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 086-07-0
PARCEL 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lawrence Edward Robson, Executor of the Charles Robson Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NASH 3 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. 51 on the plan of Jackson's Retreat, Section One, Phase 1, as of record in Plat Book 5200, Page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Robson and wife, Joan T. Robson by deed from Randall Phillips Builders, Inc., dated March 9, 1983, of record in Book 6021, Page 511, Register's Office for Davidson County, Tennessee.
Joan T. Robson predeceased Charles W. Robson.
Charles W. Robson deceased July 30, 2017.
Lawrence Edward Robson, Executor executed this instrument pursuant to the Last Will and Testament of Charles Robson being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Probate No. 17P1424.
Charles W. Robson and Charles Robson is one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5676, Page 67, and Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360; Charter of record in Book 5745, Page 283 and By-Laws in Book 5745, Page 294; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 286, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1013 Jacksons Valley Road Hermitage, TN 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 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 our hands this 17th day of November, 2017.

Lawrence Edward Robson Executor

Charles Robson Estate
Lawrence Edward Robson, Executor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lawrence Edward Robson, Executor of the Charles Robson Estate, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $163,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of November, 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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY