Bill Garrett Davidson County
Batch# 46654 DEEDWARR
01/10/2018 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20180110-0003416

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2018.

Notary Public

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| NASH 3 SF, LLC | New Owner | 150 02 0 203.00 |
| (NAME) | (NAME) | |
| 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 One Hundred Eighty-One Thousand And No/100 Dollars ($181,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffery J. Miniard and Carissa M. Miniard, husband and wife**, 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 Grantee, its successors 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. 90, on the Plan of Revised Section Two, Harbor Gate, of record in Book 6250, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery J. Miniard and Carissa M. Miniard, husband and wife by Warranty Deed from FFC Housing Company dated August 7, 2014 and recorded August 11, 2014 as Instrument No. 20140811-0072282, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 820 Lake Terrace Dr., Nashville, TN 37217

File Number: MFR-178478SSO

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, has 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 9th day of January, 2018.

Jeffery J. Miniard

Carissa M. Miniard

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffery J. Miniard and Carissa M. Miniard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2018.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: MFR-178478SSO

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

