Bill Garrett Davidson County
Batch# 54859 DEEDWARRSP
02/05/2018 10:32:53 AM 4 pgs
Fees: $23.00 Taxes: $0.18
20180205-0011302

Commitment Number: Cheri1

After Recording, Send To:

Pickard & Ross, P.C.
12712 W. Ken Caryl Ave.
Littleton, CO 80127

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Nashville Nakash LLC, 2570 S Carey Way Denver, CO 80222

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 072060D00100CO

SPECIAL WARRANTY DEED

Steven Nakash, unmarried, hereinafter grantor, whose tax-mailing address is **2570 S Carey Way Denver, CO 80222**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Nashville Nakash LLC**, hereinafter grantee, whose tax mailing address is **2570 S Carey Way Denver, CO 80222**, the following real property:

Land in Davidson County, Tennessee, being Unit 935-A, Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Thomas Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141107-0103302, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Thomas Avenue Townhomes, III, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20141107-0103302, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to James I Compton, an unmarried person by deed from Aaron T. Walker and Dale M. Garrett of record in Book 10238, page 700, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 28, 1996. Being a portion of the same property conveyed to Joseph Gilchrist, an individual, unmarried an undivided one-half-interest by deed from James I. Compton, an individual, unmarried of record in Instrument No. 20060512-0055762, being a re-record of Instrument No. 20060424-0046711, Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on May 12, 2006. Being a portion of the same property conveyed to Battleground Investments, LLC, by Warranty deed from James I. Compton, an Individual, unmarried, an undivided One-Half Joseph Gilchrist, an individual unmarried, an Undivided One-Half of record in Instrument No. 20140930-0090198 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 30, 2014. Being a portion of the same property conveyed to Honey Bee Partners, LLC, by Warranty deed from Battleground Investments of record in Instrument No. 20141029-0099839 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014. This property is improved property known as 935 A Thomas Avenue, Nashville, TN, 37216
Property Address is: 935 A Thomas Avenue, Nashville, TN 37216

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20160912-0095730 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072060D00100CO

Executed by the undersigned on Nov 10th, 2017:

Steven Nakash

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me on NOV 10, 2017 by **Steven Nakash** who is personally known to me or has produced Driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAYLAH POTTER
Notary Public
State of Colorado
Notary ID 20154032167
My Commission Expires Aug 14, 2019

1/25/18 (2)

~~Maximum principal indebtedness for Tennessee recording tax purposes is no consideration (Section 67-4-409(A)(4)).~~
~~(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)~~

State of Colorado
County of Arapahoe

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 50.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of November, 2017.

Affiant

Steven Valkash
Print Name

(Seal) KAYLAH POTTER
Notary Public
State of Colorado
Notary ID 20154032167
My Commission Expires Aug 14, 2019

Notary Public

My commission expires:
Aug 14 2019

Kaylah Potter
Print Name