THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Bill Garrett Davidson County
Batch# 57933 DEEDWARR
02/12/2018 02:00:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180212-0013899

WHEN RECORDED RETURN TO:
Kimber Lockhart
1776 Fell Street
San Francisco, California, 94117

SEND TAX BILLS TO:
JPMorgan Chase Bank, NA
1820 E Sky Harbor Cir S Floor 2 AZ1-2555
Phoenix, AZ 85034-9701
Tax Information: 104-01-0-H-002.00-CO

WARRANTY DEED

THE GRANTOR(S),

- Kimber Lockhart and Benjamin Trombley-Shapiro, a married couple

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- The Lockhart Trombley-Shapiro Trust dated January 22, 2015, a Revokable Living Trust, Kimber Lockhart, Trustee, 1776 Fell Street, San Francisco, San Francisco County, California, 94117,

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

(legal description): Land in Davidson County, Tennessee, being Unit B on the plan of 37th Avenue Townhomes, Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 37th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040730-0091790, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kimber Lockhart and Benjamin Trombley-Shapiro, a married couple by deed from Kurt Lockhart and Larry Lockhart dated November 10, 2016 and recorded November 18, 2016, of record in Instrument No. 20161118-0121691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kurt Lockhart, an unmarried man and Larry Lockhart, a married man by deed from Kevin McGinn and Timothy Ray Wilson, dated August 12, 2011, recorded August 16, 2011, of record in Instrument No. 20110816-0062962, Register's Office for Davidson County, Tennessee.

This property is improved property known as 163 37th Ave North, Nashville, TN 37209.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 104 01 0H 002.00-CO

Deed Drafted By: Kimber Lockhart
1776 Fell Street
San Francisco, California, 94117

Grantor Signatures

DATED: 2/3/18

Kimber Lockhart
1776 Fell Street
San Francisco, California
94117

DATED: 2/3/18

Benjamin Trombley-Shapiro
1776 Fell Street
San Francisco, California
94117

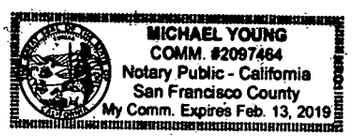
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On Feb. 3, 2018 before me, Michael Young, Notary Public, personally appeared Kimber Lockhart and Benjamin Trombley-Shapiro, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



_____ (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant
Affiant's Name: _____