WARRANTY DEED



State of Tennessee)
County of Davidson)

07-05-013-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Catherine Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of May, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL D. SHMERLING PARTNERS, G.P.	NEW OWNER	92-8
(NAME) 618 CHURCH STREET, SUITE 200	(NAME)	134.00
(ADDRESS) NASHVILLE, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HENRY HILL, JR and MARY E. HILL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), 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. 18 A on the Plan of J.R. Hudson Plan, Zone Lot Division of Lots, 18-20, of record in book 6200, Page 510, said Register's Office to which plan reference is hereby made for a complete description of said lot.

Being all the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8877, Book 839, dated 2/26/93 said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/18/07 11:04 2 pgs
Fees:13.00 Taxes:284.90
20070518-0059563

BEING unimproved ☐
Improved ☒ property known as: 423 Fisk Street, Nashville, TN 37208

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 17th day of May, 2007.

HENRY HILL, JR

MARY E. HILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HENRY HILL, JR and MARY E. HILL**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON