# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 12:12 2 pgs
Fees:13.00 Taxes:7879.90
**20080401-0032514**

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee )
County of Davidson )

08-03-010-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,129,701.86.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2008

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 |
|---|---|---|
| **STARS Nashville, a Tennessee Non-Profit Corporation** | " NEW OWNER " | 092-08-0-A |
| (NAME) 2416 Hillsboro Road, Ste. 200 | (NAME) | 200.00CO |
| (ADDRESS) Nashville, TN 37212 | (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, **MIDTOWN MILLWORKS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STARS Nashville, a Tennessee Non-Profit Corporation**, 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 Units Nos. 6 and 13 (and LL13A & LL13B), of the Plan of Midtown Millworks, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of Midtown Millworks and By-Laws of Midtown Millworks Owners' Association, Inc., of record in Instrument No. 20080227-0019448, Supplemented and Amended in Instrument No. 20080317-0026706 (The "Supplement"), and the Supplement and Amendment No. 2 to the Master Deed of the Midtown Millworks and By-Laws of the Midtown Millworks Owners' Association, Inc. of record in Instrument No. 20080331-0031895, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth on Exhibit "B" of said Master Deed and Exhibit "A" of said Supplement, to which exhibit is made for a complete identification and description of said unit.

BEING part of the same property conveyed to MIDTOWN MILLWORKS, GP, A TENNESSEE GENERAL PARTNERSHIP, by Deed from DOCUMENT MANAGEMENT & STORAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070409-0042059 and in Instrument No. 20070409-0042060, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Midtown Millworks, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1704 Charlotte Avenue, Suite 200, Nashville, TN, 37203.

(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,** its hands, this 31 day of March, 2008

**MIDTOWN MILLWORKS GP,**
**A TENNESSEE GENERAL PARTNERSHIP**

By: _____
**MICHAEL D. SHMERLING,**
**MANAGING GENERAL PARTNER**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of **MIDTOWN MILLWORKS, GP, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of March, 2008.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

_____
KAREN RUSSELL

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, KAREN RUSSELL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON