(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 09:55 2 pgs
Fees:13.00 Taxes:2941.50
20081229-0122700

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

mail to: **THIS INSTRUMENT WAS PREPARED BY** Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto Martinez	SAME	105.16-0-255.00
(NAME)	(NAME)	
4400 NW 135th Street		
(ADDRESS)	(ADDRESS)	2A08-0263
Opa Locka, FL 33054		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sherling Limited Partnership (AKA Sherling Family Limited Partnership)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alberto Martinez**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lots Nos. 31 and 32 on the Map of the Subdivision of the Jane Watkins' Tract, as of record in Plan Book 2, page 108, of the Chancery Court at Nashville.

Said Lot No. 31 fronts 79 feet on the northerly side of Vivelle Avenue and runs back 226 feet, more or less, on the easterly line and 183 feet along the easterly margin of the Nolensville Turnpike or 4th Avenue, South on the westerly line to a dead line in the rear on which it measures 190 feet, more or less.

Said Lot No. 32 adjoins Lot No. 31 on the east and fronts 50 feet on the northerly side of Vivelle Avenue and runs back 235 feet, more or less, on the easterly line and 226 feet, more or less, on the westerly line to said dead line in the rear on which it measures 50 feet.

Included in the above described property but to be expressly excluded therefrom is the following described property conveyed to State of Tennessee by deed of record in Book 2021, page 418, Register's Office of Davidson County, Tennessee:

A strip of land extending from Survey Station 567 + 24 at the boundary line of the lands of Vivelle Avenue to Station 569 + 23 at the boundary line of the lands of Lee, 199 feet long and bounded on the sides as follows:

On the north by the lands of Lee; on the south by Vivelle Street; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of said proposed highway as staked out, containing 659 square feet.

It is agreed that, at the intersection of said proposed highway and any existing street, the right of way line shall follow an arc of a curve having a radius of 18 feet and a center located 18 feet from the right of way lines of the highway and street.

Being property conveyed to Sherling Limited Partnership by quitclaim deed of Virginia B. Sherling of record in Instrument No. 200112210141251, said Register's Office, dated 12/21/01.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, All matters appearing on the Plan of record in the Chancery Court Book 2, page 108. Sanitary Sewer and/or storm drainage easement of record in Book 4735, page 865, said Register's Office. Rights of tenants in possession as tenants only under unrecorded leases.

This property, known as 2190 Nolensville Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 19th DAY OF DECEMBER, 2008.

Sherling Limited Partnership (AKA Sherling Family Limited Partnership)

BY: Cheryl (Sherling) Magli

Cheryl Sherling Magli, General Partner

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Cheryl Sherling Magli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself General Partner of Sherling Family Limited Partnership (AKA Sherling Limited Partnership) the within named bargainor, a limited partnership, and that Cheryl Sherling Magli, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership herself as General Partner of said Partnership.

Witness my hand and official seal, this the 19th day of Dec, 2008.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY