WARRANTY DEED

State of Tennessee)
County of Davidson)

12-01-004-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of March, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL D. SHMERLING PARTNERS, G.P.	" NEW OWNER "	92-12
(NAME) 618 Church Street, Ste. 200	(NAME)	292.00
(ADDRESS) Nashville, TN 37203	(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, **THE CO-TRUSTEES OF THE HAURY FAMILY TRUST CREATED IN LIVING WILL & TRUST OF MILDRED M. HAURY, DECEASED**, 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 part of Lots Nos. 177, 178, and 179, on the Plan of Boyd Home Tract of record in Book 21, page 39, Register's Office for said County.

Said Lots Nos. 177, 178 and 179 adjoin and front together 150 feet on the northerly side of Church Street, as widened, and run back between parallel lines, the westerly line running along the easterly side of Nineteenth Avenue North, 162.5 feet, more or less, to an alley in the rear measuring 150 feet thereon.

BEING the same property conveyed to Karl E. Haury and Karl E. Haury Jr., Trustees of the Haury Family Trust created in Last Will and Testament of Mildred M. Haury, deceased, by Quitclaim Deed from Karl E. Haury and Karl E. Haury Jr., Executors of the Estate of Mildred M. Haury, deceased, dated June 30, 2004, of record in Instrument No. 20050301-0022176, Register's Office for Davidson County, Tennessee. The said Karl E. Haury having since died and pursuant to the provisions of Article II of the Third Codicil to the Last Will and Testament of Mildred M. Haury, deceased, the said Carolyn Eubank was appointed as Successor Trustee to Karl Haury, of the Haury Family Trust. The said Karl E. Haury, Jr., and Carolyn Eubanks are the sole designated Co-Trustees of the said Haury Family Trust.

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: 04/02/12 10:17 2 pgs
Fees:13.00 Taxes:3700.00
20120402-0027461

BEING unimproved ☐
Improved ☒ property known as: **1816, 1818, & 1820 Church Street, 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 30th day of March, 2012

THE CO-TRUSTEES OF THE HAURY FAMILY TRUST CREATED IN LIVING WILL & TRUST OF MILDRED M. HAURY, DECEASED

By: _____
CAROLYN EUBANK, CO-TRUSTEE

By: _____
KARL E. HAURY, JR., CO-TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KARL E. HAURY, JR. AND CAROLYN EUBANKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Co-Trustees of **THE HAURY FAMILY TRUST CREATED IN LIVING WILL & TRUST OF MILDRED M. HAURY, DECEASED,** the within named bargainor(s), and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the HAURY FAMILY TRUST CREATED IN LIVING WILL & TRUST OF MILDRED M. HAURY, DECEASED, by themselves as such Co-Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2012.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

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

My Commission Expires: 9/9/14

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON