WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/12 15:34 4 pgs
Fees:22.00 Taxes:0.00
20121212-0114678

State of Tennessee)
County of Davidson)

12-07-016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00; Grantee is a federally chartered credit union and is exempt from the payment of transfer tax pursuant to 12 United States Code Section 1768.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of December, 2012

Notary Public

My Commission Expires: 01.05.2015 (AFFIX SEAL)

MARIE CYNTHIA GURGEL
NOTARY PUBLIC AT LARGE
KNOX CO. TENN.

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
ASCEND FEDERAL CREDIT UNION	" NEW OWNER "	092-12
(NAME) PO BOX 1210	(NAME)	057.00, 058.00, 059.00, 060.00, 062.00, 063.00, 064.00, 65.00, & 041.00
(ADDRESS) Tullahoma, TN 37388	(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, **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASCEND FEDERAL CREDIT UNION**, 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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 PAID by the Grantor(s) herein.***

BEING unimproved ☒
Improved ☐ property known as: **1900, 1902, 1904, 1906, 1910, 1912, 1914, & 1916 Cartwright Street & 1901 Charlotte, Nashville, TN, 37203.**

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 12th day of December, 2012

MICHAEL D. SHMERLING PARTNERS, G.P.,
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 **MICHAEL D. SHMERLING PARTNERS, G.P., 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 Nashville, Tennessee, this 12th day of December, 2012.

My Commission Expires: 09/09/14

_____
Notary Public

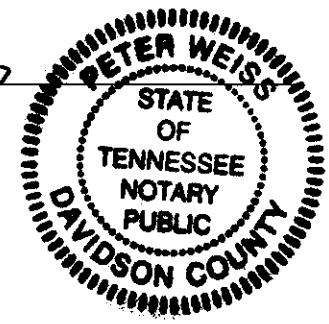


EXHIBIT "A"
LEGAL DESCRIPTION

Being property located in Nashville, Urban Services District, Davidson County, Tennessee, being located between Cartwright Street and Charlotte Avenue (formerly Cedar Street) and along the westerly right of way of Nineteenth Avenue, said property being Parcel Nos. 57, 58, 59, 60, 62, 63, 64, 65, and 41 as shown on Davidson County Property Map 92-12, also being Lots 1, 2, 6, 7, 8, and 9 as shown on Lot No. 268 of the Boyd Home Tract Subdivision of record Plat Book 2, Page 102, Chancery Court, Davidson County Tennessee, Lot Nos. 5, 6, 7, and 8 of P.A. Cartwright Subdivision of Lot 269 Boyd Home Tract, (not of record) and one-half of Alley No. 888 and Alley No. 900 and being more particularly described as follows:

BEGINNING at a point in the southerly right of way of Charlotte Avenue (92-foot right of way) said point being the southwesterly curve return of Nineteenth Avenue (50-foot right-of-way);

THENCE leaving said southerly right of way with a curve to the right 19.32 feet, said curve having a central angle of 73°46'48", a radius of 15.00 feet, and a chord of S67°43'28"E, 18.01 feet to a point on the westerly right of way of Nineteenth Avenue;

THENCE with said westerly right of way of Nineteenth Avenue S30°41'15"E, 208.58 feet to a point in the northerly right of way of Cartwright Street (40-foot right of way);

THENCE with said northerly right of way of Cartwright Street S59°23'28"W 408.75 feet to the centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545);

THENCE with said centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545) N30°35'03"W, 90.87 feet to a point in the most southeasterly corner of property conveyed to 1919 Investments L.P. of record in Instrument No. 20060224-0021520, R.O.D.C.;

THENCE, continuing with said centerline of Alley No. 900 (closed by Metro Council Bill No. 086-1545) and an easterly line of 1919 Investments L.P. property, N30°35'03"W, 72.44 feet to the centerline intersection of Alley No. 900 (closed by Metro Council Bill No. 086-1545) and Alley No. 888 (closed by Metro Council Bill No. 097-925);

THENCE continuing with said 1919 Investments Property and the centerline of Alley No. 888 (closed by Metro Council Bill 097-925) N62°31'01"E, 59.04 feet to a point in the southeasterly corner of 1919 Investments Properties;

THENCE leaving said 1919 Investments Properties with the centerline of Alley No. 888 (closed by Metro Council Bill 097-925) the following calls:

N59°22'10"E, 159.62 feet;
S30°37'21"E, 4.78 feet;
N59°23'46"E, 117.70 feet to the southeast corner of Lot 3 of the Lot 268 Boyd Home Tract Subdivision of record in Plat Book 2, Page 102, Chancery Court;

THENCE continuing with the said easterly line, N30°37'21"W, 86.96 feet to an existing iron pin in the southerly right of way of Charlotte Avenue;

THENCE with said southerly right of way N75°14'18"E, 70.97 feet to the Point of Beginning;

Containing 70,551 S.F. or 1.62 acres, more or less.

BEING part of the same property conveyed to MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated October 31, 2007, of record in Instrument No. 20071101-0128583, Register's Office for Davidson County, Tennessee; AND conveyed to MICHAEL D. SHMERLING CO., G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from MOORE WHOOTEN PROPERTIES, A PARTNERSHIP, dated April 6, 2000, of record in Instrument No. 20000407-0035219, said Register's Office; AND conveyed to MICHAEL D. SHMERLING CO., G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from PEGGY D. MATHES, ADMINISTRIX, CTA OF THE ESTATE OF CATHERINE MARYLAND, dated March 28, 2000, of record in Instrument No. 20000417-0038086, said Register's Office; AND from ENOCH L. JONES AND WIFE, LEE T. JONES, of record in Instrument No. 20040630-0078062, said Register's Office; AND from CHARLOTTE PIKE RE-DEVELOPMENT GROUP, LLC, dated April 11, 2003, of record in Instrument No. 20030414-0049123, said Register's Office.

THE said MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP is one and the same as the said MICHAEL D. SHMERLING CO., G.P., A TENNESSEE GENERAL PARTNERSHIP.

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.

Brooke Shoaf

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Brooke Shoaf [illegible] acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY