Davidson County DEEDWARR
Recvd: 01/31/13 15:05 3 pgs
Fees:18.00 Taxes:6660.00
20130131-0010314

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2013

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
I&G ELLISTON, INC. **c/o LaSalle Investment Management** **ATTN: 2110 Elliston Asset Manager**	" NEW OWNER "	92-15-0
(NAME) 200 East Randolph Drive, 44th Floor	(NAME)	199.00 & 127.00
(ADDRESS) Chicago, IL 60601	(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, **ELLISTON VILLAGE, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **I&G ELLISTON, INC., A DELAWARE 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:

PARCEL 1:
(TRACT I)
LAND in Davidson County, Tennessee being Lots Nos. 7 and 8 of Block No. 2 on the Plan of Murphy Land Company's Division "B", of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee, showing the same divided into blocks, but not showing the blocks subdivided into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lots Nos. 7 and 8 are described together as follows:

BEGINNING on the northerly margin of Church Street at a point 60 feet East of the easterly margin of 22nd Avenue North; thence with the northerly margin of Church Street, eastwardly 108 feet to the westerly margin of an alley; thence with said alley, northwardly 150 feet to the southerly margin of another alley; thence with the last mentioned alley, westward 108 feet; thence southwardly 150 feet to the BEGINNING.

(TRACT II)
BEING the westerly 1/2 of alley 905 contiguous to the northerly line of Tract I and the southerly 1/2 of alley 889 (F/K/A 905 1/2) contiguous to the easterly line of Tract I, both closed in Metropolitan Bill No. 091-1606.

PARCEL 2:
LAND in Davidson County, Tennessee being Lot No. 1, on the Plan of Resubdivision on a Portion of Block No. 2 of the Murphy Land Company, Division "B" at Baptist Hospital, of record in Book 7900, Page 513 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof; and being more particularly described according to As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated July 22, 2008, as follows:

BEGINNING at a point in the westerly margin of 21st Avenue North where it intersects with northerly margin of Church Street, South 59° 59' 34" West 176.16 feet to a PK nail in the southeast corner of the property conveyed to Elliston Village, Inc. (Formerly Carter-Spalding-Nesbitt Urological Association), of record in Instrument No. 20070626-0076254, Register's Office for Davidson County, Tennessee ("R.O.D.C., TN"); thence, with the easterly line of aforementioned, North 30° 02' 59" West, 65.13 feet to an iron pin the southwest corner of the Seton Corporation, of record in Instrument No. 20011231-0144951, R.O.D.C., TN; thence, with the southerly line of aforementioned, South 60° 03' 45" East, 175.97 feet to an iron pin in the westerly margin of 21st Avenue North; thence, with the westerly margin of aforementioned, South 30° 12' 58" East, 64.92 feet to the point of BEGINNING.

BEING the same property conveyed to ELLISTON VILLAGE, INC., A TENNESSEE CORPORATION, by Quitclaim Deed from ASKK, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20070626-0076254, Register's Office for Davidson County, Tennessee; and by Warranty Deed from John S. Carothers and William H. Carothers, Jr., and Mary Elizabeth Carothers Weaver, of record in Instrument No. 20080723-0075599, 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.***

Subject to Easements retained in Metro Bill No. 91-1606, of record in the Metropolitan Clerk's Office, as shown on the ALTA/ACSM Land Title and Topographic Survey by Brad Tyson Thomas, Tennessee Registered Land Surveyor No. 2431, dated January 30, 2013.

Agreement for Dedication of Access Easement of record in Book 8786, Page 348, said Register's Office, as shown on the ALTA/ACSM Land Title and Topographic Survey by Brad Tyson Thomas, Tennessee Registered Land Surveyor No. 2431, dated January 30, 2013.

BEING unimproved ☐
Improved ☒ property known as: **2110 Elliston Place & 201 21st Avenue, 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 January, 2013

ELLISTON VILLAGE, INC.,
A TENNESSEE CORPORATION

By: _____
MICHAEL D. SHMERLING, PRESIDENT

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 PRESIDENT of **ELLISTON VILLAGE, INC., A TENNESSEE CORPORATION**, the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2013.

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