WARRANTY DEED

State of Tennessee)
County of Davidson)

14-05-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of June, 2014

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
WAYNE ENTERPRISES, G.P.	" NEW OWNER "	92-12
(NAME)	(NAME)	381.00
618 Church Street, Ste. 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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 **WAYNE ENTERPRISES, 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 **Lot No. 99, on the Plan of John Boyd Home Place** in the City of Nashville, of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to a Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, No. 1728, dated January 7, 1999, as follows:

BEGINNING at an iron pin on the southerly margin of Church Street, 50 feet from the westerly margin of Eighteenth Avenue North; thence, leaving said margin of Church Street, South 24 degrees 45 minutes 52 seconds East, 172.54 feet to a P.K. nail in the northerly margin of an alley; thence, with said margin of the alley, South 65 degrees 13 minutes 06 seconds West, 50.00 feet to a P.K. nail; thence, leaving said alley, North 24 degrees 45 minutes 52 seconds West, 172.50 feet to the southerly margin of Church Street; thence, with said margin of Church Street, North 65 degrees 10 minutes 45 seconds East, 50.00 feet to the point of BEGINNING.

BEING all the same property conveyed to MICHAEL D. SHMERLING & CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY N/K/A MICHAEL D. SHMERLING PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP by Articles of Merger of record in Instrument No. 20000107-0002709, by Deed from JAMES ALVIN CROSSMAN, of record in Book 11337, Page 658, Register's Office for Davidson County, Tennessee.

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.

BEING property known as: **1803 Church Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 06/24/14 14:39 2 pgs
Fees:13.00 Taxes:740.00
20140624-0055165

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 24th day of June, 2014

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 **MICHEAL 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 24th day of June, 2014.

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
DAVIDSON COUNTY