(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140067510 DEEDWARR
Recvd: 09/10/14 14:33 2 pgs
Fees: 13.00 Taxes: 3034.00
20140910-0083018

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee)
County of Davidson)

14-07-009/010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of September, 2014

Notary Public

My Commission Expires: 1-21-18 (AFFIX SEAL)

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
jjb properties, llc	NEW OWNER	104-02-0 110.00 & 109.00
(NAME)	(NAME)	
912 Calib Court #B-100		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 also known as Mike D. Shmerling Partners, G.P., a Tennessee partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **jjb properties, llc, a Tennessee limited liability company**, 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:

(TRACT ONE - 3116 LONG BOULEVARD; M/P 104-02-0- 110.00)
LAND in Davidson County, Tennessee being the westerly one-half of Lot No. 43 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 43 fronts 50 feet on the northerly side of Long Boulevard, and runs back 150 feet on the westerly line and 150.25 feet, more or less, on the easterly line, to the southerly line of Lot No. 63 and the southerly terminus of an alley, lying immediately west of said Lot No. 63, measuring 50.1 feet on said rear line.

BEING the same property conveyed to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, by Warranty Deed from Poston Avenue Partnership, a Tennessee General Partnership, of record in Instrument No. 20110815-0062670, Register's Office for Davidson County, Tennessee.

(TRACT TWO - 3118 LONG BOULEVARD; M/P 104-02-0- 109.00)
LAND in Davidson County, Tennessee being the east 50 feet of Lot 44 on the Plan of Revised Map of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 44 fronts 50 feet on the north side of Long Boulevard, and extends back on the east line 218.3 feet and on the west line 201 feet, to an alley, and shows 51.15 feet on said alley.

BEING the same property conveyed to Michael D. Shmerling Partners, G.P., a Tennessee general partnership also known as Mike D. Shmerling Partners, G.P., a Tennessee partnership, by Warranty Deed from Treg Warner, unmarried, of record in Instrument No. 20040527-0062684, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Plat in Book 421, Pages 82 & 83, and in Restrictive Covenants of record in Book 571, Page 465, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **3116 & 3118 LONG BOULEVARD, 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 8th day of September, 2014

MICHAEL D. SHMERLING PARTNERS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By:_____
MICHAEL D. SHMERLING, MANAGING 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 PARTNER of **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor(s), and that he as such MANAGING 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 8th day of September, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON