(1) Return to: Bridgehouse Title

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/14 13:45 3 pgs
Fees:18.00 Taxes:762.20
20140924-0087889

State of Tennessee)
County of Davidson)

14-08-020

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of September, 2014

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

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
EASTLAND DEVELOPMENT LLC (NAME)	" NEW OWNER " (NAME)	083-07-0
9028 Mayfield Court (ADDRESS)	(ADDRESS)	116.00
Brentwood TN 37027 (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, SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EASTLAND DEVELOPMENT 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:

PARCEL ONE:
TRACT I:
LAND in Davidson County. Tennessee, being part of the Middle Part of Lots Nos. 12 and 13, Block A, Part 1, of Tillman Subdivision, of record in Book 1130, Page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by R. Southgate, Surveyor, February 10, 1949, as follows:

BEGINNING at an iron pin in the North margin of Eastland Avenue, 160 feet West of the intersection of Eastland Avenue and Powers Avenue if their margins were extended, being the southwest Corner of the property conveyed to Beatrice Wise, by deed of record in Book 1679, Page 245, said Register's Office, said point likewise being 7 feet East of a rock wall; thence, northerly 160 feet to the dividing line between Lots Nos. 11 and 12 at an iron pin 160 feet West of the West margin of Powers Avenue; thence, with the line between Lots Nos. 11 and 12, westerly 94 feet to a point; thence, southerly 160 feet to an iron pin in the North margin of Eastland Avenue; thence, with the margin of the same, 94 feet to the BEGINNING.

TRACT II:
LAND in Davidson County, Tennessee, being the westerly part of Lots Nos. 12 and 13, Block 'A", on the Map of Tillman's Subdivision, Part One, of record in Book 1130, Page 29 Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by R Southgate, Surveyor, February 10, 1949, as follows:

BEGINNING at an iron pin in the North margin of Eastland Avenue at the southwest corner of the property conveyed to Bradley 0 Cummings and wife by deed from John C Peterson and wife, of record in Book 1710 Page 245 said Register's Office being 264 feet West of the intersection of Eastland Avenue and Powers Avenue if their margins were extended; thence northwardly with the westerly line of Cummings property, 160 feet to the dividing line between Lots Nos. 11 and 12; thence, westwardly with the line between said two lots 35 feet 8 inches to the corner of Lots Nos. 11 and 12; thence, South 35 degrees West 83 feet and South 24 degrees West 96 feet to the northerly margin of Eastland Avenue thence, with said Avenue eastwardly, 111 feet to the BEGINNING.

Being the same property conveyed to Michael D. Shmerling & Co., L.L.C., a TN Limited Liability Company, by Warranty Deed from Bradley D. Cummings and Geraldine Peterson Cummings, dated July 21, 1998, of record in Book 11030, page 411, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Supportive Housing Systems, L.L.C., a Tennessee limited liability company, by Quitclaim Deed from Michael D. Shmerling & Co., L.L.C., a Tennessee Limited Liability Company, dated December 1, 1998, of record in Book 11319, page 495, 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: **2103 Eastland Avenue, Nashville, TN, 37206.**

(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 18th day of September, 2014

SUPPORTIVE HOUSING SYSTEMS,LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
MICHAEL D. SHMERLING, AUTHORIZED MEMBER

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 AUTHORIZED MEMBER of **SUPPORTIVE HOUSING SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such AUTHORIZED MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2014.

My Commission Expires: 07/02/18

_____
Notary Public



Certificate of Authenticity

I, Coreen Newcomb, 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.

Coreen Newcomb

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Valerie L. Kane, a notary public for this county and state, Coreen Newcomb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie L Kane

Notary's Signature

My Commission Expires: 6-4-17.

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017