13-10-018

Map & Parcel:
92-12-0-292.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 23rd day of DECEMBER, 2014.

My Commission Expires: 7-8-2018

Notary Public

MY COMMISSION EXPIRES: JULY 2, 2018

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
1818, LLC
421 Church Street
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESEE GENERAL PARTNERSHIP, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto 1818, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

TRACT I (1814 Church Street - Map 92-12-0; Parcel 293.00 N/K/A Part of Parcel 292.00)
LAND in Davidson County, Tennessee being Lot No. 176 on the Plan of Boyd Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 176 fronts 50 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 162 1/2 feet to an alley.

BEING all the same property conveyed to MICHAEL D. SHMERLING & CO., L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from PAULINE GILBERT BADER, CHARLES GILBERT, JR. AND HARRIS A. GILBERT, of record in Book 10366, Page 213, Register's Office for Davidson County, Tennessee. MICHAEL D. SHMERLING & CO., L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY being merged into MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Certificate of Merger of record in Instrument No. 20000107-0002709, said Register's Office.

TRACT II (1816, 1818, and 1820 Church Street - Map 92-12-0; Parcel 292.00)
LAND in Davidson County, Tennessee being Lot Nos. 177, 178 and 179 on the Plan of Boyd Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot Nos. 177, 178 and 179 adjoin and front together 150 feet on the northerly side of Church Street, as widened, and run back between parallel lines, the westerly line running along the easterly side of 19th Avenue North, 162.5 feet, more or less, to an alley in the rear measuring 150 feet thereon.

BEING all the same property conveyed to MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from THE CO-TRUSTEES OF THE HAURY FAMILY TRUST CREATED IN LIVING WILL AND TRUST OF MILDRED M. HAURY, DECEASED, of record in Instrument No. 20120402-0027461, Register's Office for Davidson County, Tennessee.

SUBSEQUENTLY, both tracts have been conveyed to Michael D. Shmerling, GP, a Tennessee General Partnership to Michael D. Shmerling, GP, a Tennessee General Partnership to consolidate the tracts into one tract by deed of record in Instrument No. 20141212-0114038, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140096214 DEEDWARRSP
Recvd: 12/23/14 15:53 2 pgs
Fees:13.00 Taxes:11470.00
20141223-0117666

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Subject property being property located at **1814, 1816, 1818, & 1820 CHURCH STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203.**

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 23rd day of DECEMBER, 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 **MICHAEL D. SHMERLING** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the MANAGING GENERAL PARTNER of **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor, 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 corporation by himself, as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2014.

My Commission Expires: 7-2-2018

_____
Notary Public

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018