15-03-006

Map & Parcels:
92-12-0-388.00, 389.00, & 404.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$4,400,000.00.**

Davidson County DEEDWARRSP
Recvd: 05/08/15 10:06 3 pgs
Fees:18.00 Taxes:16280.00
20150508-0042208

Affiant

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 7th Day of May, 2015.

My Commission Expires: 7/2/18

Notary Public

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
BRAVO DEVELOPMENT, LLC
P.O. Box 2365
Brentwood, TN 37024

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 and CHURCH & HAYES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **BRAVO DEVELOPMENT, 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 (1901 Church Street - Map 92-12-0; Parcel 388.00)
A TRACT OR PARCEL of improved property located in Nashville, Davidson County, Tennessee, and being part of Lot No. 152 on the Plan of John Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 152 fronts 50 feet on the southerly side of Church Street, as widened, and runs back between parallel lines, along the westerly margin of 19th Avenue North, 175 feet, more or less to an alley.

BEING the same property conveyed to CHURCH & HAYES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP (as successor by merger to Michael D. Shmerling & Co., LLC), of record in Instrument No. 20090218-0013827, Register's Office for Davidson County, Tennessee.

TRACT II (1903 Church Street - Map 92-12-0; Parcel 389.00)
BEING Lot No. 1 on the Plan of resubdivision of a portion of Lot 152 on the John Boyd Home Place, said resubdivision being of record in Book 6050, Page 166, Register's Office for Davidson County, Tennessee, according to a Survey by John Kohl Company, P.C., dated March 16, 2000, unrecorded executed by Patrick S. Coode, Tennessee Surveyor No. 855, and being more particularly described as follows:

BEGINNING at a point on the East margin of Church Street, said point being a common front corner with Lot No. 2 on said Plan; thence running in a northerly direction along the margin of Church Street North 52 deg 21' 5" East a distance of 122.69 feet to a point; thence leaving the margin of Church Street running South 37 deg 13' 54" East a distance of 173.53 feet to the margin of an alley; thence running along the margin of said alley South 52 deg 21' 20" West a distance of 90.36 feet to a point, said point being the common rear boundary with said Lot No. 2; thence running along the common boundary with said Lot No. 2, North 37 deg 9' 58" West a distance of .43 feet to a point; thence running South 37 deg 10' 23" East 3.30 feet to a point; thence running South 52 deg 45' 48" West a distance of 31.92 feet to a point; thence running North 37 deg 22' 45" West a distance of 49.44 feet to a point, said point being the point of BEGINNING.

BEING the same property conveyed to MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE

GENERAL PARTNERSHIP by Warranty Deed from LIFELINE BIOMEDICAL EQUIPMENT SERVICE, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20070717-0085025, Register's Office for Davidson County, Tennessee.

TRACT III (1902 Hayes Street - Map 92-12-0; Parcel 404.00):
LAND in the 1st Civil District of Davidson County, Tennessee, being part of Lot No. 152 on the Plan of John Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee; and more fully described according to an ALTA survey by James R. Stinson, Tennessee Registered Land Surveyor No. 1621, dated March 3, 2009, as follows:

BEGINNING at the intersection of the southerly margin of Church Street and the westerly margin of 19th Avenue. North; Thence, along said margin of 19th Avenue North; South 31 degrees, 22 minutes, 30 seconds East, a distance of 173.41 feet to the northerly margin of a 20 foot alley; Thence along the margin of said alley, South 58 degrees, 16 minutes, 20 seconds West, a distance of 50.00 feet; Thence, along the westerly line of the said property, North 31 degrees, 22 minutes, 30 seconds West, a distance of 173.41 feet to the southerly margin of Church Street; Thence, along said margin, North 58 degrees, 16 minutes, 20 seconds East, a distance of 50.00 feet to the point of BEGINNING.

BEING the same property conveyed to CHURCH & HAYES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from MICHAEL D. SHMERLING, PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20090220-0014826, said Register's Office.

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 **1901 & 1902 CHURCH STREET and 1902 HAYES 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 7th Day of May, 2015.

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 7th Day of May, 2015.

My Commission Expires: 7/2/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CHURCH & HAYES, 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 **CHURCH & HAYES, 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 7th Day of May, 2015.

My Commission Expires: 7/2/18

_____
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: 7/2/18

_____
Notary Public

DEBBIE TILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON