"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

WARRANTY DEED

DEE PILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 12/19/16 16:15 2 pgs
Fees:13.00 Taxes:2636.25
20161219-0133323

State of Tennessee)
County of Davidson)

16-12-014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of December, 2016

Notary Public

My Commission Expires: 7/2/18 (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
WOODLAWN-DANISH PROPERTIES, GP	**NEW OWNER**	103-04-0
(NAME)	(NAME)	460.00
618 Church Street, Ste. 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		

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, **MOLLIE SHMERLING PERRY AND ROBERT F. C. PERRY, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WOODLAWN-DANISH PROPERTIES, GP, 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. 2, on the Plan of Spencer Subdivision,** of record in Book 6050, Page 366, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MOLLIE SHMERLING PERRY AND ROBERT F. C. PERRY, WIFE AND HUSBAND, by Deed from STEPHEN BUTLER AND KIMBERLY BUTLER, HUSBAND AND WIFE, of record in Instrument No. 20110630-0050285, 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 PAID and assumed by the Grantor(s) herein.***

As part of the above recited consideration, the Grantee herein, has agreed and does hereby ASSUME a Promissory Note in favor of MICHAEL D. SHMERLING PARTNERS, G.P., secured by a PURCHASE MONEY MORTGAGE DEED OF TRUST, of record in Instrument No,20110630-0050286, in the office of the Register's Office for Davidson County, Tennessee, with an outstanding principal balance, as of even date herewith, in the amount of $441,777.04.

BEING unimproved ☐
Improved ☒ property known as: 121 46th Avenue North, Nashville, TN, 37209.

(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, our hands, this 19th day of December, 2016.

MOLLIE SHMERLING PERRY

ROBERT F. C. PERRY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MOLLIE SHMERLING PERRY AND ROBERT F. C. PERRY,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2016.

My Commission Expires: 07/02/18

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)

STATE OF TENNESSEE NOTARY PUBLIC
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: 07/02/18

Notary Public