(1)

Bill Garrett Davidson County
Batch# 62267 DEEDWARRSP
02/26/2018 09:21:28 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20180226-0017625

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Donelson Pike Restaurant Partners, a Tennessee general partnership 4121 Hillsboro Road Suite 302 Nashville, TN 37215	Same	105-16-0-254.00 105-16-0-253.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SHERLING FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership also known as SHERLING LIMITED PARTNERSHIP (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to DONELSON PIKE RESTAURANT PARTNERS, a Tennessee general partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to taxes for the year 2018 and subsequent years, a lien, not yet due and payable and plan of record in Plan Book 2, page 108, Chancery Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 337 Vivelle Avenue, Nashville, Tennessee and unimproved property commonly known as 0 Vivelle Avenue, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above, but not further or otherwise.

CBM

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20 day of February, 2018.

SHERLING FAMILY LIMITED PARTNERSHIP

By: Angela Cheryl Sherling Magli
Angela Cheryl Sherling Magli
General Partner

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Angela Cheryl Sherling Magli, general partner of Sherling Family Limited Partnership, a Tennessee limited partnership, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of the limited partnership.

WITNESS my hand, at office, this 20 day of February, 2018.

Natalie Cantrell
Notary Public

NATALIE N. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

10/29/19

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $650,000.

Holly Summers

2

Sworn to and subscribed before me this 20th day of February, 2018.

Notary Public

My Commission Expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

3

EXHIBIT A

First Tract:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 33 on the Plan of the Subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Randolph R. Sherling, Sr. and wife, Virginia B. Sherling, by Warranty Deed from Cato A. Bass, Jr. and wife, Margaret C. Bass, dated September 13, 1971, of record in Book 4536, page 251, Register's Office for Davidson County, Tennessee. The said Randolph R. Sherling, Sr. having since died and subject property was vested in Virginia B. Sherling as surviving tenant by the entirety. AND Being the same property conveyed to Sherling Limited Partnership by Quitclaim Deed from Virginia B. Sherling, dated December 21, 2001, of record in Instrument No. 20011221-0141258, Register's Office for Davidson County, Tennessee.

Second Tract:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 on the Plan of the Subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the property conveyed to Randolph R. Sherling Sr. and wife, Virginia B. Sherling, by Warranty Deed from Edgar Wray Webb and wife, Alice Irene Webb, dated March 28, 1972, of record in Book 4587, page 534, Register's Office for Davidson County, Tennessee. The said Randolph R. Sherling, Sr. having since died and subject property was vested in Virginia B. Sherling as surviving tenant by the entirety. Also being a portion of the property conveyed to Sherling Limited Partnership by Quitclaim Deed from Virginia B. Sherling, dated December 21, 2001, of record in Instrument No. 20011221-0141256, Register's Office for Davidson County, Tennessee. AND Being a portion of the same property conveyed to Sherling Family Limited Partnership by Quitclaim Deed from Sherling Limited Partnership, dated October 24, 2006, of record in Instrument No. 20061106-0137830, Register's Office for Davidson County, Tennessee.

24347210.2

CSM