Karen Y Johnson Davidson County
Batch# 155517 DEEDWARR
10/31/2018 02:34:30 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20181031-0107885

WARRANTY DEED

31838

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of October, 2018

Notary Public

My Commission Expires: 05/02/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DRIVER LORDS INVESTMENT PARTNERSHIP 1	"NEW OWNER"	119-002.00
(NAME) 109 Mitchell Road	(NAME)	(2019) 119-030-0A-007.00CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **D.B. PERRY HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DRIVER LORDS INVESTMENT PARTNERSHIP 1**, 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:

A certain condominium in Davidson County, Tennessee, being **Unit 7, of the Plus Park Commercial Condominiums,** a Horizontal Property, established pursuant to all the provisions of the Tennessee "Horizontal Act" as the same set out in Section 66-27-101 et seq., as amended in the Tennessee Code and as established by Master Deed and By-Laws of record in Instrument No. 20180730-0074077, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of the Plus Park Blvd Commercial Condominiums as, shown on Exhibit "B" to the Master Deed of record in Instrument No. 20180730-0074077, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to D.B. PERRY HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from DAYMAR PROPERTIES OF NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, Instrument No. 20131126-0121517, and in Instrument No. 20131126-0121518, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of PLUS PARK COMMERCIAL CONDOMINIUMS of record as Instrument No. 20180730-0074077, said Register's Office, establishing a Horizontal Property Regime of Plus Park, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **299 Plus Park Boulevard, Nashville, TN, 37217.**

(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 31st day of October, 2018

D.B. PERRY HOLDINGS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

BY: _____
MICHAEL D. SHMERLING, MANAGING 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 acknowledged himself to be the MANAGING PARTNER of **D.B. PERRY HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor(s), and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2018.

My Commission Expires: 7/9/22

_____
Notary Public

TERESA KERSEY
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 acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022