Karen Johnson Davidson County
Batch# 330561 DEEDQC
12/16/2019 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191216-0129635

QUITCLAIM DEED

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th. Day of December, 2019.

Notary Public

My Commission Expires: 5/2/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law,
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Historic Polk Properties, LLC, A Tennessee limited liability company	"NEW OWNER"	**Map 093-05-2 Parcel Nos. 008.00 and 010.00**
(NAME) **618 Church Street, Suite 200**	(NAME)	
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum ofone dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHM Holdings, LLC, a Tennessee limited liability company** (as successor by Articles of Conversion to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, as successor by merger to Michael D. Shmerling & Co., LLC, a Tennessee limited liability company), hereinafter called the "Grantor", has bargained and sold, and by these presents do hereby quitclaim and convey unto, **Historic Polk Properties, LLC, a Tennessee limited liability company, hereinafter called the "Grantee"**, its successors and/or assigns, a certain tract or parcel of land (the "Property") located in Nashville, Davidson County, State of Tennessee, and more fully described as follows:

A certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by H & H Surveying, Inc., Michael V. Holmes, R.L.S., No. 213, dated February 9, 1993, and revised on February 15, 1993, April 21, 1993, July 2, 1997 and further revised on August 13, 1999, as follows:

BEGINNING at a point at the intersection of the southerly margin of Union Street and the westerly margin of 7th Avenue North; thence with said margin of 7th Avenue North in a southerly direction 93.37 feet to a PK nail, being the point of beginning; thence, with said margin of 7th Avenue North, South 39 degrees 18 minutes 00 seconds, East 148.93 feet to a PK nail; thence, leaving said margin of 7th Avenue North, South 50 degrees 32 minutes 31 seconds, West 147.14 feet with the northerly margin of alley No. 103 to a PK nail; thence, leaving said alley North 39 degrees 07 minutes 17 seconds, West 148.13 feet to a PK nail; thence, North 50 degrees 13 minutes 43 seconds, East 146.68 feet to the POINT OF BEGINNING, containing 21,819.67 square feet or 0.51 acres, more or less.

The description of the said Property being further described according to an updated survey, as follows:

Being a parcel of land located in Nashville, Davidson County, Tennessee, located along the westerly right of way of 7th Avenue North and the northerly right of way of Alley No.103, also being a portion of Lot 136 as shown on the Plan of the Original Town of Nashville not of record, and being more particularly described, according to an ALTA/NSPS Land Title Survey, by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated December 13, 2019, as follows:

BEGINNING at the northwest quadrant of the intersection of the rights of way of

Alley 103 and 7th Avenue North; thence, with said northerly right of way of Alley 103 S 62° 27"58" W, 147.14 feet to the southeast corner of property conveyed to Watauga Condominiums of record in Instrument No. 20061025-0132105, Register's Office for Davidson County;thence, leaving said northerly right of way of Alley 103 with the easterly line of said Condominiums N 27° 11'50" W, 148.13 feet to the northwest corner of the herein described property; thence, with the northerly line of the herein described property N 62° 09'10" E, 146.68 feet to the westerly right of way of 7th Avenue North also being 93.37 feet from the Southwesterly quadrant of the intersections of the rights of way of 7th Avenue North and Union Street; thence, with said westerly right of way S 27° 22'33" E, 148.93 feet to the point of beginning. Containing 21,820 square feet or 0.50 acres more or less.

Being a portion of the same property conveyed to Michael D. Shmerling & Co., LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 199912230306732, as re-recorded in Instrument No. 200003290031530, Register's Office for Davidson County, Tennessee. The said Michael D. Shmerling & Co., LLC, became known as Michael D. Shmerling Partners, G. P., as evidenced by Articles of Merger recorded in Instrument No. 200001070002709, said Register's Office. The said Michael D. Shmerling Partners, G. P. is now known as SHM Holdings, LLC, a Tennessee Limited Liability Company, as evidenced by Acknowledgment of Conversion recorded in Instrument No. 20170724-0074484, Register's Office for Davidson County, Tennessee.

Included in this conveyance of the subject Property are those certain improvements located thereon and rights associated therewith including; (ii) a five-story building, plus basement, containing approximately 55,000 square feet of rentable area and other improvements and all other buildings, improvements, mechanical systems and permanently attached fixtures located on the Land; (ii) all easements, hereditaments, appurtenances, development rights and other benefits owned by the Grantor related to the Land; (iii) certain personal property (but specifically excluding that personal property recited on Exhibit "A" attached hereto and the personal property belonging to any tenant and/or third party); and (iv) all of the Grantor's right, title and interest in and to all licenses, warranties, service contracts, tenant leases and other agreements related to the Property.

This is improved property located at 209 & 213 7th. Avenue North, Nashville, Tennessee 37219

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, and taxes for the current year.

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.

Signature and Notary Acknowledgement on Following Page

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 16th Day of December, 2019.

SHM Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Michael D. Shmerling, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in 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 President of the SHM Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the said Limited Liability Company, by himself, as President.

Witness my hand and official seal at Nashville, Tennessee, this 16th Day of December, 2019.

My Commission Expires: 5/2/2022

_____
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: _____

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2020

EXHIBIT "A"

1st Floor Rotunda	Reeded Round Cocktail Table 3 cushions 4 pillows 4 lounge chairs glass for table Omega Frame (3" Swoop) Mirror (one of 2)
Lg Conf Room	Rectangular Flip Top - Cherry Wood 3 pieces Rectangular Flip Top - Cherry Wood 1 pieces w/ Power Module 42 Banquet Black Chairs Podium Rectangular 44X96 w/ Power Module Marble Top Sofa Table TV Antique Mahogany Bookcase
Smallest Conf Rm Small Conf Room	Rectangular Table w/ Power Module 36X72 Round Cherry Wood Conf Rm Table
Main Elevator Lobby	2 Zelda Chairs - Flax Color Ascot Center Table - 54" diameter Black Walnut 2 Alabaster Lamps Artisit Print - "Grenelle" Artist Print - "Take Two" Duchamp Demilune Sideboard - Cappuccino Glass for Table Soleil Mirror - Antique Silverleaf Artist Proof - "T-Flats II by R Crespi" Artist Proof - "T-Flats I by R Crespi" Silver Gray Vase arrangement on Round Table (belongs to Oshi)