Karen Johnson Davidson County
Batch# 395872 DEEDWARRSP
05/05/2020 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $4,362.74
20200505-0046973

SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,179,120.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF APRIL, 2020.

Notary Public

My Commission Expires: 5/2/22 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
FE Leasing, LLC	**"NEW OWNER"**	**119030A00300CO**
(NAME) **287 Park Plus Blvd.**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **D. B. Perry Holdings, G.P., a Tennessee general partnership**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **FE Leasing, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", his heirs and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

TIIIS 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 thereat; 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 ass owned by the Grantee herein.

BEING unimproved ☐
Improved ☒ property known as: **287 Plus Park Blvd., 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 Grantee, his heirs and/or assigns, forever; and, Grantor does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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 appears on the following page]

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 30th day of April, 2020.

D. B. Perry Holdings, G.P., a
Tennessee general partnership

By: _____
Michael D. Shmerling
Its: Managing Partner

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 Managing Partner of D. B. Perry Holdings, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Managing Partner.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2020.

My Commission Expires: 5/2/22

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain condominium in Davidson County, Tennessee, being Unit 3, 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 a portion of same property as conveyed to D. B. PERRY HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Special Warranty Deed from DAYMAR PROPERTIES OF NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131126-0121517, and by Quitclaim Deed in Instrument No. 20131126-0121518, Register's Office for Davidson County, Tennessee.

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.

BOBBIE COOPER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/22

Notary Public

JILL V. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN. 03, 2022