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SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 684042 **DEEDWARRSP**
07/27/2021 10:17:05 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00

20210727-0100539

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,200,000.00.

Affiant

Subscribed and sworn to me on July 26th, 2021.

NOTARY PUBLIC

My commission expires: 1/5/2025

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (Peter Weiss, Atty)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34417

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric M. Dill 605 River Rock Boulevard Murfreesboro, TN 37128	SAME	119-03-0A-004.00 CO (295-Unit #4) 119-03-0A-005.00 CO (293-Unit #5)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **D.B. Perry Holdings, G.P., a Tennessee general partnership**, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **Eric M. Dill, "GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

TRACT 1
A certain condominium in Davidson County, Tennessee, being Unit 4 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, Register's Office for Davidson County, Tennessee.

TRACT 2
A certain condominium in Davidson County, Tennessee, being Unit 5 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, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to D.B. Perry Holdings, G.P., a Tennessee general partnership, by deeds from Daymar Properties of Nashville, LLC, a Tennessee limited liability company, of record in Instruments No. 20131126-0121517 and No. 20131126-0121518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to i) Master Deed and By-Laws of Plus Park Commercial Condominiums, of record in Instrument No. 20180730-0074077, Register's Office for Davidson County, Tennessee; ii) Charter of record in Instrument No. 20180730-0074076, Register's Office for Davidson County, Tennessee; iii) the Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, Register's Office for Davidson County, Tennessee, iv) Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; v) Real property taxes for the current year which have been prorated by the parties and assumed by the Grantee, and subsequent Years taxes or special assessments.

This property is also known as ***improved*** property located at **295 & 293 Plus Park Boulevard, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through 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.

[SIGNATURES COMMENCE ON NEX PAGE]

WITNESS our hands on July 23, 2021.

D.B. Perry Holdings, GP, a Tennessee general partnership

BY: _____
Michael D. Shmerling
ITS: Managing Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of 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 oath, acknowledged himself to be the Managing Partner of D.B. Perry Holdings, GP, a Tennessee general partnership, the within named bargainor, 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 partnership by himself in his capacity as said Managing Partner.

Witness my hand and official seal on July 23, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY