File No. 280500195

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/14/08 09:26 3 pgs
Fees:18.00 Taxes:666.00
20080514-0049409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calligan Family Ltd. Partnership	Calligan Family Ltd. Partnership	
(NAME) 3052 Lakeshore Drive	(NAME) **PO BOX 100188**	MAP/PARCEL 054-09-0-022.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) **NASHVILLE, TN 37224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Ann Pardue, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Calligan Family Ltd. Partnership**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 7, Section 2, on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for said County, described as follows: BEGINNING at a point in the center line of Pitts Aveneu, 199 feet more or less, east of the easterly margin of 32nd Street as measured along the center line of Pitts Avenue, being the northwest corner of property conveyed to Arnold L. Sparks and Wife, by deed of record in Book 1142, Page 362, said Register's Office; thence along Sparks easterly line, south 15°, 46' west 633.1 feet to a point, being Sparks' southeast corner and the southwest corner of this lot, in the south line of Lot No. 7; thence with the south line of the same, South 48°, 29' east 550 feet to a point, the common southerly corner of Lots Nos. 7 and 8; thence with the line between said lots North 7°, 14' east 778 feet to the center line of Pitts Avenue; thence with the center line of the same north 88°, 37' west 120 feet to the point of beginning.

Being the same property conveyed to Charlie R. Pardue, Jr. and Wife, Peggy Ann Pardue by Deed dated 1/15/1965 from Hale Robinson and Wife, Olar S. Robinson of record in Deed Book 3852, page 848, recorded 1/20/1965, Register's Office for said County.

The said Charlie R. Pardue, Jr. having since deceased leaving Peggy Ann Pardue as sole surviving heir.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3052 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), heirs 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 my/our hands this 12th day of May, 2008.

Peggy Ann Pardue

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peggy Ann Pardue, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 5/12/2008.

My Commission Expires: April 7 2008

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 280500195

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

270600731