WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00. No Tax is due pursuant to TCA Section 67-4-409

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Electric Service	Nashville Electric Service	07102000400
(NAME)	(NAME)	
1214 Church Street	1214 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37246	Nashville, TN 37246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120076888 DEEDWARR
Recvd: 10/10/12 10:20 3 pgs
Fees:17.00 Taxes:0.00
20121010-0092770

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, **The Calligan Family Limited Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nashville Electric Service**, hereinafter called the GRANTEE(S), their heirs and/or 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 described as follows:
Beginning at the North East corner of the John C. Shumate tract at a point in the center of the Brick Church Pike. Thence South 76 3/4 degrees West 1391 feet to a point at John C. Shumate's North West corner. Thence North 24 3/4 degrees West 192.7 feet to a point. Thence North 76 3/4 degrees East 1414 feet to a point in the center of the Brick Church Pike. Thence South 17 1/2 degrees East 192.7 feet to the beginning. In the 12th Civil District of Davidson County and being part of the land purchased by J. T. Satterwhite and wife, Lucy B. Satterwhite by deed of record in Book 405, page 676, Register's Office for Davidson County, Tennessee.
Included in the above description but expressly excluded therefrom is the property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 10123, page 954, and described as follows:
Beginning at a point on the west existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Shelby L. Belt, et al and the Grantor with the west existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike northerly 192 feet more or less to the intersection with the common property line of Kirby Highbrick Partnership Ltd and the Grantor; thence with said common property line South 80 degrees 07 minutes 18 seconds West 16.98 feet to the point of intersection with the west proposed margin of State Project No. 19108-2704-54; thence with said proposed margin 11501.16 foot radius curve left 40.56 feet; thence South 12 degrees 58 minutes 15 seconds East 152.17 feet to the north property line of Shelby Belt, etal; thence with said property line North 80 degrees 07 minutes 18 seconds east 16.32 feet to the point of beginning, containing 3,203 square feet.

Being the same property conveyed to The Calligan Family Limited Partnership by Deed from Harry Neal Powell and Rita S. Stinson and Donald W. Sweeney and Mary Jane Powell and Mark Thomas Powell and Mary Virginia Powell Benson and Leland Parks Powell and Bette Susan Wilson and Jonathan Camp and Amy Lynn Camp and Bonnie Hayes and Janet Hayes and Brian Hayes and Melissa Hayes and Charles Ro, dated 02/29/2008 and filed

for record on 03/05/2008 in Instrument 200803050022287, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to The Calligan Family Limited Partnership, a Tennessee limited partnership by Deed from Susan Powell Wilson, Executor of the Estate of Robert H. Powell, deceased, dated 02/25/2008 and filed for record on 03/05/2008 in Instrument 200803050022288, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to The Calligan Family Limited Partnership by Deed from Heather D. Powell, dated 02/08/2008 and filed for record on 03/05/2008 in Instrument 200803050022289, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200912180115170, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200912180115175, said Register's Office.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.
Right-of-Way for Brick Church Pike, as much as therein may lie.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to **those items described on the attached Exhibit A.**

unimproved ☑

This is improved ☐ property, known as 2432 Brick Church Pike, Nashville, TN 37207
(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), their heirs and/or 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), their heirs and/or 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 hand this 5th day of OCTOBER, 2012.

THE CALLIGAN FAMILY LIMITED PARTNERSHIP

R. Cole Calligan
General Partner

State of FLORIDA
County of Sarasota

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Cole Calligan with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of The Calligan Family Limited Partnership the within named bargainer, a partnership, and that, R. Cole Calligan as such General Partner, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by R. Cole Calligan as such General Partner.

Witness my hand and Official seal this 5th day of October, 2012.

Michael W. Brubaker
Notary Public
My Commission Expires: 7-10-13

MICHAEL W. BRUBAKER
MY COMMISSION EXPIRES JUL 10, 2013
#DD878712
Bonded through 1st State Insurance
NOTARY PUBLIC STATE OF FLORIDA

File No.: 01288-10630
SMG TN Warranty Deed

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

EXHIBIT "A"

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200912180115170, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200912180115175, said Register's Office.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.

Right-of-Way for Brick Church Pike, as much as therein may lie.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.