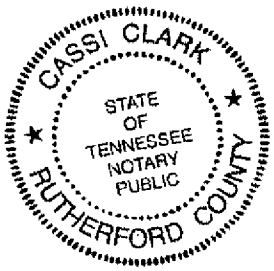
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Trehon Cockrell-Coleman	Trehon Cockrell-Coleman	19-060-OO-O-003.00
(NAME)	(NAME)	Davidson County DEEDWARR
1268 Tuckahoe Drive	1268 Tuckahoe Drive	Recvd: 05/19/15 11:27 4 pgs
(ADDRESS)	(ADDRESS)	Fees:23.00 Taxes:37.00
Nashville, TN 37207	Nashville, TN 37207	20150519-0046026
(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, **Calligan Family Limited Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TREHON COCKRELL-COLEMAN, unmarried**, 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:

A certain tract or parcel lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way of Brick Church Pike, at the southeast corner of Metropolitan Government property of record in Deed Book 2023, Page 583 R.O.D.C. TN; said point being the northeast corner of the herein described tract; and proceeding,

1. With said westerly right-of-way of Brick Church Pike a curve to the left 59.82 feet to an iron pin set; said curve having a central angle of 00 deg 17' 53", radius 11502.16, tangent 29.91, and chord S 03 deg 53' 41" W 59.82; thence,

2. S 03 deg 44' 45" W 299.99 feet to a point; said line passes at 204.32 feet to an iron pin set; thence,

3. With a curve to the right 1.90 feet to a point in the approximate center of Ewing Creek; said curve having a central angle of 04 deg 21' 17", radius 25.00, tangent 0.95, and chord S 05 deg 55' 23" W 1.90 feet to a point; thence,

4. Leaving said westerly right-of-way of Brick Church Pike and with the centerline of Ewing Creek N 77 deg 38' 17" W 93.37 feet to a point; thence,

5. N. 52 deg 25' 08" W 120.75 feet to a point; thence,

6. N 61 deg 17' 31" W 64.54 feet to a point; thence,

7. N. 76 deg 42' 40" W 96.73 feet to a point; thence,

8. N 67 deg 03' 33" W 99.80 feet to a point; thence,

9. N 51 deg 18' 32" W 140.33 feet to a point; thence,

10. N 64 deg 40' 08" W 45.45 feet to a point; thence,

11. Leaving said center of Ewing Creek and with the easterly boundary of 3258 BCP Associates, L.P. of record in Deed Book 8512, Page 634 R.O.D.C. TN N 05 deg 03' 23" E 119.83 feet to an existing iron pin at the southwest corner of the aforementioned Metropolitan Government property; said line passes at 40.21 feet an existing iron pin; thence,

12. With the southerly boundary of Metropolitan Government property S 85 deg 03' 05" E 595.68 feet to the point of beginning.

Containing 151,467 square feet or 3.48 acres more or less.

Being the same property conveyed to Calligan Family Limited Partnership by Warranty Deed dated 07/18/2008 from Mary Ann Jones Meredith and Herbert Kenneth Meredith, wife and husband of record in Instrument 200807230075499, Register's Office for Davidson County, Tennessee.

Subject to Anchor Easements of record in Instrument 200012010118091; (2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Instrument 200012080121158; (3) Charter of record in Instrument 201307190074832; (4) Right-of-Way for Brick Church Pike, as much as therein may lie; (5) All matters shown on the survey dated 07/14/2008 by Daniels & Associates, Inc. (Gregory E. Daniels), TN RLS # 1489, Register's Office of Davidson County, Tennessee.

Title to any portion of said land lying in the bed or banks of Ewing Creek, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Ewing Creek, without diminution or pollution, and the consequence of any past or future change in the location of said Ewing Creek.

Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.

This property appears to violate the state subdivision statute.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

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 0 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 25th day of February, 2015.

CALLIGAN FAMILY LIMITED PARTNERSHIP

R. Cole Calligan
General Partner

State of FLORIDA
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, R. Cole Calligan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Calligan Family Limited Partnership and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as General Partner.

WITNESS my hand and seal this 25 day of February, 2015.

Notary Public
My Commission Expires: 02/03/2018

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

GRANT T. BRUBAKER
MY COMMISSION #FF089103
EXPIRES: FEB 03, 2018
Bonded through 1st State Insurance

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY