Bill Garrett Davidson County
Batch# 95618 DEEDWARR
05/22/2018 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $6,105.00
20180522-0049160

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30375-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
West Iris Realty LLC 1420 Willowbrooke Circle Franklin, TN 37069-7199	New Owner	11807010200 11807010300 11807010400 11807010500 11807010600

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **McGavock Realty GP, a Tennessee general partnership and B & M Properties, a Tennessee general partnership** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **West Iris Realty LLC, a Tennessee limited liability** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Tract I: 629 West Iris Drive (Map/Parcel 11807010200)

LAND in Davidson County, Tennessee, being Lot No. 5 and the southerly 27 feet of Lot No. 6 Block "A" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, as amended in Book 1627, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of Lot No. 6 adjoin and front together 100 feet on the westerly side of West Iris Drive and run back between lines, 155.8 feet, more or less, on the North line of said part of Lot No. 6, and 152.5 feet on the South line of said Lot No. 5 to a dead line in the rear, which is a broken line measuring 98.1 feet thereon.

BEING the same property conveyed to McGavock Realty GP, a Tennessee general partnership by Special Warranty Deed dated September 17, 2015 from RJ Rice Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20150921-0095347, Register's Office for Davidson County, Tennessee.

Tract II:

Parcel I: 0 W. Iris Drive (Map/Parcel 11807010300, Part of Lot 6)

LAND in Davidson County, Tennessee, being the northerly 46 feet of Lot No. 6, Block "A", on the plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, as amended in Book 1627, Page 148, Register's Office for Davidson County, Tennessee, further described as follows:

Said part of Lot No. 6, Block "A", fronts 46 feet on the westerly side of West Iris Drive, and extends back between parallel lines 159.4 feet on the north line and 155.8 feet, more or less, on the south line, to a dead line in the rear on which is measures 45.5 feet.

Parcel II: 623 W. Iris Drive (Map/Parcel 11807010400, Part of Lot 7 and 1807010500, Part of Lot 8)

LAND in Davidson County, Tennessee, being parts of Lot Nos. 7 and 8 of Block "A", on the plan of Berry Hill Gardens Subdivision of record in Book 1130, Page 36, as amended in Book 1627, Page 148, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lots join together and front 130 feet on the west side of West Iris Drive and run back between lines 123.6 feet on the north of Lot No, 8 and 159.4 feet on the south line of Lot No. 7 to a dead line in the rear which measures 218.6 feet.

BEING all of the same property conveyed to B & M Properties, a Tennessee general partnership by Quitclaim Deed dated January 28, 2016 from Bryan and Myers, Inc., a Tennessee corporation, of record in Instrument No. 20160202-0009777, Register's Office for Davidson County, Tennessee.

Tract III: 620 West Iris Drive, Nashville, TN 37024 (Map/Parcel 11807010600, Part of Lot 9)

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 9, Block "A" on the plan of Berry Hill Gardens of record in Book 1130, Page 36, as amended in Book 1627, Page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said portion of said Lot No. 9 fronts 65 feet on the northwesterly margin of West Iris Drive and extends back 108 feet on the northeasterly line and 123.6 feet on the southwesterly line to the southeasterly line of the property conveyed to the State of Tennessee by deed from Mary Warren, of record in Book 4418, Page 781, said Register's Office, measuring 103.5 feet thereon.

BEING the same property conveyed to McGavock Realty GP, a Tennessee general partnership by Quitclaim Deed dated September 8, 2015 from McGavock Realty Partners, a Tennessee general partnership, of record in Instrument No. 20150911-0092406, Register's Office for Davidson County, Tennessee.

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, its successor and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21st day of May, 2018.

MCGAVOCK REALTY GP, a Tennessee general partnership

By: _____
Name: John Powell Lowe
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Powell Lowe, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of McGavock Realty GP, a Tennessee general partnership the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Authorized Agent.

WITNESS my hand, at office, this 21st day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

_____
Affiant

Subscribed and sworn to before me this
21st day of May, 2018.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1.8.209

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21st day of May, 2018.

B & M PROPERTIES, a Tennessee general partnership

By: _____
Name: Blair Myers
Its: Partner

By: _____
Name: Worcester Bryan, IV
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blair Myers, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of B & M PROPERTIES, a Tennessee general partnership the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand, at office, this 21st day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Worcester Bryan, IV, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of B & M PROPERTIES, a Tennessee general partnership the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand, at office, this 21st day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 11807010200, 11807010300, 11807010400, 11807010500 and 11807010600.

3. The interests of any owner of the property identified on the Tax Map of Davidson County, Tennessee as Map/Parcel 118-07-012.00, which is located behind Map/Parcel 118-07-0-102.00 and 118-07-0-103.00 and is landlocked with no means of ingress and egress thereto.

4. All Matters as shown on the Plan of record in Plat Book 1130, Page 36 as amended in Book 1627, Page 148, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in instrument of record in Book 1491, Page 321; Book 1165, Page 627; and in Book 1627, Page 148, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4621, Page 624, said Register's Office.

7. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4611, Page 134, said Register's Office.

8. Right-of-Way Easement to the State of Tennessee of record in Book 4367, Page 10, said Register's Office.

9. Right-of-Way Easement to the State of Tennessee of record in Book 4418, Page 781, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019