Karen Y Johnson Davidson County
Batch# 150712 DEEDWARR
10/11/2018 11:00:41 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20181011-0100819

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3544PS**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Gilbert and Connie Gilbert, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Father Ryan High School, Inc., a Tennessee corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of October, 2018.

David Gilbert -Grantor

Connie Gilbert -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Gilbert and Connie Gilbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2018.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,525,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9th day of October, 2018.

Affiant

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Father Ryan High School, Inc.	NEW OWNER
700 Norwood Drive	SAME
Nashville, TN 37204	

EXHIBIT "A"
LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mrs. W. G. Kennon's Subdivision, of record in Book 1130, page 6, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey dated July 24, 2017, by James J. Cross, T.R.L.S. No. 2468, as follows:

Beginning at an existing concrete monument in the northerly right of way of Norwood Drive, said point being the common corner of Lot Nos. 4 and 5 of the Plat entitled Mrs. W. G. Kennon's Subdivision of record in Plat Book 1130, page 6, Register's Office for Davidson County, Tennessee, said point also being the southeast corner of herein described tract; thence with said right of way of Norwood Drive, S. 77 deg. 08 min. 00 sec. West 356.06 feet to an existing concrete monument in the northerly right of way of Norwood Drive, said point being the common corner of Lot Nos. 1 and 4 of the above referenced plat; thence leaving the right of way of Norwood Drive and with the common property line of Lot Nos. 1 and 4, N. 8 deg. 17 min. 43 sec. West 386.10 feet to an existing iron pin; thence with the southerly property line of Parcel ID# 13203000200, owned by Dewanda H. Carbine, N. 81 deg. 17 min. 49 sec. East 357.33 feet to an existing concrete monument at the common property corner of Lot Nos. 4 and 5 of the referenced plat; thence continuing with the property line of Lot Nos. 4 and 5, S. 7 deg. 37 min. 41 sec. East 360.28 feet to the point of beginning, containing 132,850 square feet or 3.05 acres, more or less.

Being the same property conveyed to David Gilbert and Connie Gilbert, husband and wife, by Warranty Deed from Robert P. Cain, III, Executor of the Estate of Maryanne Boillin Cain, dated 07/26/2017 and filed for record on 07/28/2017 in Instrument Number 20170728-0076541, AND to David Gilbert and Connie Gilbert, husband and wife, by Quitclaim Deed from Robert P. Cain, III, Executor of the Estate of Maryanne Boillin Cain, dated 07/23/2017 and filed for record on 07/28/2017 in Instrument Number 20170728-0076542, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE.

This is unimproved property also known as 790 Norwood Drive, Nashville, Tennessee, 37204.

Map and Parcel: 13203000300