WARRANTY DEED

Karen Johnson Davidson County
Batch# 324789 DEEDWARR
12/04/2019 12:39:29 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00

20191204-0125073

O-BR-19-1314-1308-1322

TRACY E. SPINKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/3/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
West Iris Realty, LLC, a Tennessee limited liability company	**NEW OWNERS**	
(NAME)	(NAME)	
1420 Willowbrooke Circle		**071-14-0-111.00** **071-14-0-116.00** **071-14-0-120.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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 consideration, the receipt of which is hereby acknowledged, **CALLIGAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WEST IRIS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I (1308 Baptist World Center Dr.):
Land in Davidson County, Tennessee, being Lot Nos. 18 through 25, on the Map of J. B. Haynie's Gladstone Addition, as shown of record in Book 161, Page 10 and 11, Register's Office of Davidson County, Tennessee.

Tract II (1314 Baptist World Center Dr.):
Land in Davidson County, Tennessee, being Lot Nos. 26 through 29, on the Map of J. B. Haynie's Gladstone Addition, as shown of record in Book 161, Page 10 and 11, Register's Office of Davidson County, Tennessee.

Tract III (1322 Baptist World Center Dr.):
Land in Davidson County, Tennessee, being Lot Nos. 31 and 32, on the Map of J. B. Haynie's Gladstone Addition, as shown of record in Book 161, Page 10 and 11, Register's Office of Davidson County, Tennessee.

Tract I:
Being the same property conveyed to RCC LLC Properties, a limited liability company by Warranty Deed from Hazel Jackson, unmarried, dated December 17, 1999 and recorded January 3, 2000 in Instrument No. 200001030000347, Register's Office of Davidson County, Tennessee. (Lots 19-25)

Being the same property conveyed to RCC LLC, a Tennessee limited liability company by Quitclaim Deed from RCC LLC Properties, dated September 14, 2006 and recorded September 20, 2006 in Instrument No. 20060920-0116745, aforesaid Register's Office. (as to Lot 18)

Being the same property conveyed to Calligan Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from RCC, LLC, a Tennessee limited liability company dated March 10, 2016 and recorded March 10, 2016 in Instrument No. 20160310-0023216, Register's Office of Davidson County, Tennessee. (Lot 18)

Being the same property set out in Scrivener's Affidavit dated July 1, 2016 and recorded July 5, 2016 in Instrument No. 20160705-0068351, stating that the document in Instrument No. 20160310-0023216 had incorrect legal description, Register's Office of Davidson County, Tennessee. (Lots 18-25).

Known as 1308 Baptist World Center Dr., Nashville, TN 37207

Tract II:

Being the same property conveyed to Calligan Family Limited Partnership by Warranty Deed from Maxine Chandler, unmarried, dated March 28, 2008 and recorded March 31, 2008 in Instrument No. 20080331-0032180, Register's Office of Davidson County, Tennessee. (Lots 26-27)

Being the same property conveyed to Calligan Family Limited Partnership by Warranty Deed from Maxine H. Chandler, unmarried (by and through her attorney in fact Brenda Chandler Parish) dated March 28, 2008 and recorded March 31, 2008, Instrument No. 20080331-0031851, and Correction Warranty Deed recorded May 14, 2014 in Instrument No. 20140514-0041493, aforesaid Register's Office. (28-29).

Being the same property conveyed to Calligan Family Limited Partnership, by Quitclaim Deed from Calligan Family Ltd. Partnership by and through Donald. R. Barrett, Jr., Trustee, dated June 13, 2014 and recorded June 18, 2014 in Instrument No. 20140618-0053154, Register's Office of Davidson County, Tennessee.

Known as 1314 Baptist World Center Dr., Nashville TN 37207

Tract III:
Being the same property conveyed to Calligan Family Limited Partnership by Warranty Deed from Maxine H. Chandler, unmarried, dated September 5, 2008 and recorded September 10, 2008 in Instrument No. 20080910-0092807, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Calligan Family Limited Partnership by Warranty Deed from William H. A. Hebb, married dated May 6, 2010 and recorded May 11, 2010 in Instrument No. 20100511-0036135, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Calligan Family Ltd. Partnership by Quitclaim Deed from Calligan Family Ltd. Partnership by and through unto Donald R. Barrett Jr., Trustee, dated June 1, 2015 and recorded June 3, 2015 in Instrument No. 20150603-0051642, Register's Office of Davidson County, Tennessee.

Being known as 1322 Baptist World Center Dr., Nashville, TN 37207

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, are not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 160, Page 10-11, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Metropolitan Nashville Davidson County Inspection and Maintenance Agreement for private stormwater maintenance facilities of record in Instrument No. 20090805-0073484, Register's Office for said County.
- Easement agreement for dedication sanitary sewers and or storm drainage water mains, pumps and appurtenances in Instrument No. 20090805-0073495, Register's Office of Davidson County, Tennessee.
- Declaration of restrictions and covenants for stormwater facilities and systems in Instrument No. 20120711-0060885, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1308, 1314 and 1322 Baptist World Center Drive, Nashville, Tennessee 37207**.

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 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 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 hand(s) this the 29 DAY OF NOVEMBER, 2019.

Calligan Family Limited Partnership, a Tennessee limited partnership

BY: _____
The Calligan Company, its General Partner
By: R. Cole Calligan, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **R. COLE CALLIGAN**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **PRESIDENT OF THE CALLIGAN COMPANY,** General Partner of **CALLIGAN FAMILY LIMITED PARTNERSHIP,** the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the General Partnership by Him as **PRESIDENT OF THE CALLIGAN COMPAN**, General Partner of **CALLIGAN FAMILY LIMITED PARTNERSHIP**.

Witness my hand and official seal, this the 29 day of November, 2019.

_____
Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Pillar Title & Escrow
131 Donelson Pike
Nashville, TN 37214