WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2020 .

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Calligan Family Limited Partnership	New owner	05409002100
(NAME) 1532 US Hwy 41 Bypass S Box 273	(NAME) SAME	
(ADDRESS) Venice, Florida 34293	(ADDRESS)	
(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, we Gregory K. Cole, and wife, and Janet Marie Cole, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto the Calligan Family Limited Partnership, a Tennessee limited partnership, hereinafter called the GRANTEE(S), its 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 part of Lot No. 7 on the plan of Life Casualty Insurance Company Subdivision of the Dabbs and Elliot Property for Davidson County, Section 2, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, Described as follow: Beginning at a point in the center of Pitts Avenue 1,999 feet easterly as measured along the center of Pitts Avenue from the easterly margin of 32nd Street, being the northwest corner of the property conveyed to H.F. Burke and Wife, of recording Book 1036, Page 110, said Register's office; Thence with Burkes westerly line South 15°, 46' West 633.1 feet more or less to a point in the northwesterly line of lot 19 on said plan; thence with the line between lots 7 and 19 North 48°, 29' West 228.8 feet to a point at the south east corner of the property conveyed to Walter B. Warren and Wife, by deed of record in Book 1583, Page 387, said Register's office; thence with Warren easterly line northeasterly 530 feet more or less to a point in the center of Pitts Avenue; thence with the same easterly 90 feet to the point of beginning.

Being the same property conveyed to Gregory K. Cole and wife, Janet Marie Cole by Warranty Deed from J. B. Gammon and wife, Eva Gammon, dated 10/05/2007 and recorded 10/10/2007, of record in Instrument 200710100120638, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 843, Page 56; Metro Government of Nashville Easement recorded in Book 9509, Page 670; all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 470942 DEEDWARR
09/04/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200904-0101442

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 ☒ **3050 Lakeshore Drive, Old Hickory, TN 37138**

(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), his/her/their 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), his/her/their 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.

Effective the 3rd day of September, 2020.

Gregory K. Cole

Janet Marie Cole

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory K. Cole and Janet Marie Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of September, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

