Karen Johnson Davidson County
Batch# 888655 DEEDWARRSP
07/14/2022 08:27:30 AM 8 pgs
Fees: $43.00 Taxes: $4,070.00
20220714-0080794

This Instrument Prepared By:
Return to:
Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Sadie Fitzpatrick

# SPECIAL WARRANTY DEED

| *Address New Owner as Follows:* | *Send Tax Bills To:* |
|---|---|
| East Iris – Columbine, LLC<br>2100 Ross Avenue, Suite 895<br>Dallas, Texas 75201<br>Attention: Joe Kidwell | East Iris – Columbine, LLC<br>2100 Ross Avenue, Suite 895<br>Dallas, Texas 75201<br>Attention: Joe Kidwell |
| *Map & Parcel No.:*<br>Parcel 118-07-0-168.00 | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Brian T. O'Neil and Mary B. O'Neil** (collectively, the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all right, title, and interest of Grantor in and to the following: any land lying in the bed of any public street, road, avenue or alley (whether open, closed, or proposed) adjoining the Land, any oil, gas, or other minerals on or under the Land, any easements benefiting the Land, any strips and gores adjoining the Land (provided that, if Grantor or an affiliate of Grantor owns property adjacent to the Land and abutting any such strips or gores then such right, title and interest therein shall extend only to the midpoint of any such strips and gores), and all licenses, permits, governmental approvals, utility rights (including water, sanitary sewer, and drainage), developmental rights and similar rights related to the Land, whether granted by governmental authorities or private persons (collectively, the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

The Land is improved property, consisting of one tract of land containing approximately 0.23 acres and located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Land in fee simple and that it has good right to sell and convey the Property.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[Signature Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of July, 2022.

By: _____
Brian T. O'Neil

By: _____
Mary B. O'Neil

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Brian T. O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and is authorized to execute this instrument in the capacity noted above.

WITNESS my hand and seal at office this 11th day of July, 2022.

_____
Notary Public

My Commission Expires:
9-27-23

Jon Perry
State of Tennessee Notary Public
Williamson County

HB: 4888-6209-3091.1

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

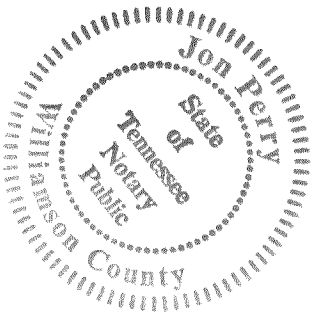
Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Mary B. O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and is authorized to execute this instrument in the capacity noted above.

WITNESS my hand and seal at office this 11th day of July, 2022.

Notary Public

My Commission Expires:

9-27-23




HB: 4888-6209-3091.1

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

**East Iris – Columbine, LLC,**
a Delaware limited liability company

By:_____
Jay Soni, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Orange )

On July 6, 2022 before me, Valerie Kilgore, Notary Public, personally appeared Jay Soni, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VALERIE KILGORE
Notary Public - California
Orange County
Commission # 2365127
My Comm. Expires Jul 11, 2025

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

HB: 4888-6209-3091.1

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20, of Block "D" on the Plan of Berry Hill Gardens Subdivision as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Brian T. O'Neil and wife, Mary B. O'Neil by Warranty Deed dated 12/18/1997 from William S. Raby, Trustee and wife, Elna M. Raby, Trustee of record in Book 10729, Page 800, Register's Office for Davidson County, Tennessee.

Exhibit B

[Permitted Title Exceptions]

1. Taxes for the year of 2022, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 11th, 2022.

Affiant
Date: July 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of July 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY