File No. 60630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Donald R. Craig Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. July 19 2008

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Craig Sr.	Donald R. Craig Sr.	007 14 0 005.00
(NAME)	(NAME)	
1415 Springfield Highway	1415 Springfield Highway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Delma G. Rager and Bobby C. Rager, Sole Heirs at Law of Eva C. Rager, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Craig Sr. and wife, Mattie Marie Craig, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~ROBERTSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1415 Springfield Highway, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of August, 2006.

Delma G. Rager, Sole Heir at Law of Eva C. Rager, deceased

Bobby C. Rager, Sole Heir at Law of Eva C. Rager, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delma G. Rager and Bobby C. Rager, Sole Heirs at Law of Eva C. Rager, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2006.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Notary Public

Davidson County DEEDWARR
Recvd: 08/23/06 08:29 2 pgs
Fees:13.00 Taxes:739.63

20060823-0103578

File No. 60630

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 95 on the plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PARCEL:

PARCEL NUMBER 1:

Beginning at a point on the southern-most corner of the Vernon E. Rager and wife property, said point being on the present northeast right-of-way line of State Route 11 on highway project 19032-2207-04; thence northwestwardly 145 feet more or less along said present right-of-way line to a point; thence North 41 degrees 11 minutes 16 seconds East 8 feet more or less along Rager's northwest property line to a point on the proposed northeast right-of-way line of State Route 11 being 50 feet right at paper located Station 162+82.52; thence South 48 degrees 44 minutes East 145 feet along said proposed right-of-way line to a point; thence South 41 degrees 11 minutes 16 seconds West 6 feet more or less along Rager's southeast property line to the point of beginning and containing 1,160 square feet and being a part of the property conveyed from Goodlettsville Development Company, Inc. to Vernon E. Rager and wife, Eva C. Rager, of record in Book 5184, page 217, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER 2:

Being a strip of land 145 feet more or less in length and lying northeast of and adjacent to the proposed northeast right-of-way line on State Route 11 of Highway Project 19032-2207-04 varying in width from 2 feet more or less along the Vernon E. Rager and wife southeast property line to 5 feet more or less along the northwest property line of said tract and containing 400 square feet.

Parcel Number 1 and Parcel Number 2: Being the same property conveyed to the State of Tennessee by deed from Vernon E. Rager and wife, Eva C. Rager, dated August 18, 1983, of record in Book 6121, page 690, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Vernon E. Rager and wife, Eva C. Rager by deed from Goodlettsville Development Company, Inc., a Tennessee corporation, of record in Book 5184, page 217, Register's Office for Davidson County, Tennessee. Vernon E. Rager having since died on 1987 leaving Eva C. Rager as the surviving tenant by the entirety. Eva C. Rager having since died intestate on March 29, 2006 leaving Delma G. Rager and Bobby C. Rager as her sole heirs at law. The Estate of Eva C. Rager, deceased, is being administered for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P-539.

Subject to restrictions of record in Book 4872, page 893, said Register's Office.

Subject to an easement noted in Book 5184, page 217, said Register's Office.

Subject to an agreement for dedication of easement for sanitary pumps/service lines, ingress/egress purposes and appurtenances of record in Instrument No. 20021028-0131683, said Register's Office.