NEW OWNER:

REYES CONSTRUCTION, INC.
3008 LOOKOUT POINT
GREENBRIER, TN 37073

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0927

Map & Parcels:
14816004900
14816005500
14816007800
14816005300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130084329 DEEDWARR
Recvd: 09/30/13 14:00 8 pgs
Fees:43.00 Taxes:562.40
20130930-0102408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Two Thousand and 00/100 Dollars ($152,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GERALD F. BAKER, CAMILLE B. REASONOVER, LYNETTE B. WOODARD, KATRINA DOLLAR, CLARISA R. TRIPLETT, ALISA L. REASONOVER, SHAWN COLLINS, Individually and as Administrator of the Estate of Lori Adell Collins, and as Guardian for Ainsley Collins (a minor), and AUBREY COLLINS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **REYES CONSTRUCTION, INC., a Tennessee corporation**, ("Grantee"), its heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

This description is the same as in the prior deeds.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **ANTIOCH PIKE/GOODWIN ROAD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed and paid by the Grantee herein.

WITNESS OUR SIGNATURES hereto this 25th day of September, 2013.

Gerald F. Baker
GERALD F. BAKER

Camille B. Reasonover
CAMILLE B. REASONOVER

Lynette B. Woodard
LYNETTE B. WOODARD

Katrina Dollar
KATRINA DOLLAR

Clarissa R. Triplett
CLARISSA R. TRIPLETT

By: Camille Reasonover
CAMILLE REASONOVER, Attorney in fact, pursuant t
Power of Attorney of record in Book _____, Page _____
ROWC, TN

201309300102407

ALISA L. REASONOVER

By Camille Reasonover POA
CAMILLE REASONOVER, Attorney in fact, pursuant to
Power of Attorney of record in Book ____, Page ____,
ROWC, TN 20130930010240 6

SHAWN COLLINS, individually

SHAWN COLLINS, Administrator of the
Estate of Lori Adell Collins

SHAWN COLLINS, Guardian for
Ainsley Collins (a minor)

AUBREY COLLINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GERALD F. BAKER, CAMILLE B. REASONOVER, LYNETTE B. WOODARD, and KATRINA DOLLAR,** 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 at office this 25th day of September, 2013.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CAMILLE REASONOVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **CLARISA R. TRIPLETT** the within-named bargainor, as the free act and deed of the said **CLARISA R. TRIPLETT.**

WITNESS my hand and official seal at office, this 25th day of September, 2013.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CAMILLE REASONOVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ALISA L. TRIPLETT** the within-named bargainor, as the free act and deed of the said **ALISA L. TRIPLETT.**

WITNESS my hand and official seal at office, this 25th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHAWN COLLINS, as Administrator of the Estate of Lori Adell Collins, and as Guardian for Ainsley Collins, a minor,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHAWN COLLINS, individually,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AUBREY COLLINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$152,000.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

FOUR TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

TRACT NO. 1: (Tax ID No. 148160049.00) Being the easterly part of Lot No. 4 on the Map of the Subdivision of the J. G. Rieves Lands, as of record in Plan Book 3, Page 17 of the Chancery Court at Nashville and described as follows: BEGINNING at a point in the center line of Mill Creek Valley Pike or Antioch Pike, 100 feet southeast from the common corner of Lot 2-A or the "Old School Tract" and Lot 4, and being the southeast corner of the tract conveyed to John Graves and wife by deed of record in Book 1938, Page 497, Register's Office for Davidson County, Tennessee; thence along Graves' east line, North 24 deg. 15' East 429 feet to the center of an Avenue; thence with the center of said Avenue, South 87 1/2 deg. East 530.5 feet to the corner of Lots 3-A and 4; thence along the west line of Lots 3-A and 4-A, South 34 deg. East 406 feet to a point, a corner of Lot 4-A; thence North 56 deg. East 17 feet to an inner corner of Lot 4 in the southeasterly line of Lot 4-A; thence South 36 deg. East 211 feet to a point in the northerly margin of a Drive; being 100 feet west of the railroad right-of-way; thence South 47 1/2 deg. West 706 feet to the center line of Mill Creek Valley Pike or Antioch Pike; thence with the center line of said Pike, North 44 1/2 deg. West 825 feet to the beginning.

Being the same property conveyed to Hollie F. Baker, Jr. and wife, Claire J. Baker by Warranty Deed from W. T. Alsbrooks and wife, Pearl Alsbrooks which deed is dated October 23, 1951 and recorded in Book 2026, Page 98, said Register's Office. Hollie F. Baker, Jr. (a/k/a H. F. Baker, Jr.) died testate on April 18, 1987 vesting title in Claire J. Baker, as surviving tenant by the entirety. Claire J. Baker died testate on March 28, 1991, her will of record in Will book 174, Page 506, Probate Court for Davidson County, Tennessee devising said property to Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker (now Katrina Dollar), Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover, and Lori Adell Reasonover (now Lori Adell Collins). Lori Adell Collins died intestate November 4, 2012, her heirs being Shawn Collins, Aubrey Collins and Ainsley Collins (a minor). Pursuant to the Order To Sale Property For a Minor entered in the Chancery Court for Montgomery County Tennessee, Shawn Collins, as the Administrator of the Estate, and as Guardian for Ainsley Collins (a minor) has the authority to sell and convey Lori Adell Collins interest in said property.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF SAID PROPERTY CONVEYED TO GEORGE P. DALE AND WIFE, FRANCES S. DALE BY WARRANTY DEED FROM HOLLIE F. BAKER, JR. AND WIFE, CLAIRE J. BAKER OF RECORD IN BOOK 2090, PAGE 25, SAID REGISTER'S OFFICE DESCRIBED AS FOLLOWS:

> LAND IN DAVIDSON COUNTY, TENNESSEE, being a part of Lot No. 4 on the Map of the Subdivision of the J. G. Rieves Lands, as of record in Plan Book 3, Page 17 of the Chancery Court at Nashville and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, dated February 1, 1959, as follows: BEGINNING at a point in the center line of Antioch Pike, opposite an iron pin set in the northeasterly margin of said Pike, which iron pin is located 550 feet southeast from the center line of Rieves Road; thence leaving said Pike; North 24 deg. 30' East running through said iron pin and along a fence line, 435 feet to an iron pin in the center line of Rieves Road; thence with the center line of the same, South 87 1/2 deg. East 442 feet to a point which is 307 feet west from the center line of the right-of-way of the N.C. and St. L. Railroad; thence leaving said Rieves Road, South 1 deg. 30' West 112 feet; thence South 21 deg. 30' West 100 feet; thence South 38 deg. 15' West 100 feet; thence South 46 deg. 30' West 430 feet to a point in the center of Antioch Pike; thence with

the center of the same, North 44 1/2 deg. West 290 feet to the point of beginning.

TRACT NO . 2: (Tax ID No. 1481600 55.00) BEGINNING at a point in C. B. Hammond's northeast corner 25 feet from the center of the main track of the N.C. & St. L. Railroad and running parallel with said railroad, north 36 deg. west 97.3 feet to a point; thence south 54 deg. west 151.5 feet to a point; thence south 36 deg. east 105.2 feet to a point; thence north 51 deg. east 154.9 feet to the point of beginning.

ALSO CONVEYED HEREWITH is a 15 foot alley lying adjacent to the C. B. Hammond property on the tract of land immediately north of above property. Also conveyed herewith is the use of the right-of-way of a 15- foot alley leading to the tract of land conveyed to Grady P. Ghee, Sr. and wife, by deed of record in Book 3614, Page 126, Register's Office for said County.

Being the same property conveyed to Hollie F. Baker, Jr. and wife, Claire J. Baker by Warranty Deed from Grady P. Ghee, Sr. and wife, Era Bennett Ghee which deed is dated June 7, 1974 and recorded in Book 4823, Page 211, said Register's Office. Hollie F. Baker, Jr. (a/k/a H. F. Baker, Jr.) died testate on April 18, 1987 vesting title in Claire J. Baker, as surviving tenant by the entirety. Claire J. Baker died testate on March 28, 1991, her will of record in Will book 174, Page 506, Probate Court for Davidson County, Tennessee, devising said property to Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker (now Katrina Dollar), Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover, and Lori Adell Reasonover (now Lori Adell Collins). Lori Adell Collins died intestate November 4, 2012, her heirs being Shawn Collins, Aubrey Collins and Ainsley Collins (a minor). Pursuant to the Order To Sale Property For a Minor entered in the Chancery Court for Montgomery County Tennessee, Shawn Collins, as the Administrator of the Estate, and as Guardian for Ainsley Collins (a minor) has the authority to sell and convey Lori Adell Collins interest in said property.

TRACT NO. 3: (Tax ID No. 148160078.00) BEGINNING in the Cole's southeast corner and running in a northerly direction 125 feet to the right-of-way of the N. C. & St. L. Railroad; thence southeast with the right-of-way of said railroad, 153 feet; more or less; thence in a southwesterly direction with Tom Barrett's lines, 125 feet; thence in a northwesterly direction with J. W. Sirl's line, with the right-of-way, 150 feet to the point of beginning.

Being the same property conveyed to H. F. Baker, Jr. by Warranty Deed from Ben E. Gambill and wife, Betty M. Gambill which deed is dated December 16, 1969 and recorded in Book 4387, Page 517 in the Register's Office for Davidson County, Tennessee. Hollie F. Baker, Jr. (a/k/a H. F. Baker, Jr.) died testate April 18, 1987, his will of record in Will Book 158, Page 679, Probate Court for Davidson County, Tennessee devising said property to Claire J. Baker as to a one-half (1/2) undivided interest , to Gerald F. Baker as to a one-fourth (1/4) undivided interest and to Camille B. Reasonover as to a one-fourth undivided interest. Claire J. Baker died testate on March 28, 1991, her will of record in Will book 174, Page 506, Probate Court for Davidson County, Tennessee devising said property to Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker (now Katrina Dollar), Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover, and Lori Adell Reasonover (now Lori Adell Collins). Lori Adell Collins died intestate November 4, 2012, her heirs being Shawn Collins, Aubrey Collins and Ainsley Collins (a minor). Pursuant to the Order To Sale Property For a Minor entered in the Chancery Court for Montgomery County Tennessee, Shawn Collins, as the Administrator of the Estate, and as Guardian for Ainsley Collins (a minor) has the authority to sell and convey Lori Adell Collins interest in said property.

TRACT NO. 4: (Tax ID No. 148160053.00) BEING the southerly 70 feet of Lot No. 4-A on the Map of the Subdivision of the Lands of J. G. Rieves, of record in Plan Book 3, Page

17, Chancery Court at Nashville, described as follows:

BEGINNING at a point in the centerline of the main track of the N. C. & St. L. Railroad, 198.5 feet southeast from the centerline of an unnamed roadway; thence with the centerline of said Railroad main tract, southeasterly 70 feet to a point; thence southwesterly 193 feet to a point in the line between Lots Nos. 4 and 4-A; thence with the line between said lots, north 34 deg. west 70 feet to a point; thence northeasterly 190 feet, more or less, to the point of beginning.

Being the same property conveyed to H. F. Baker, Jr. by Warranty Deed from Martin J. Robinson and wife, Lavada Robinson which deed is dated March 29, 1969 and recorded in Book 4322, Page 151, Register's Office for Davidson County, Tennessee. Hollie F. Baker, Jr. (a/k/a H. F. Baker, Jr.) died testate April 18, 1987, his will of record in Will Book 158, Page 679, Probate Court for Davidson County, Tennessee devising said property to Claire J. Baker as to a one-half (1/2) undivided interest, to Gerald F. Baker as to a one-fourth (1/4) undivided interest and to Camille B. Reasonover as to a one-fourth undivided interest. Claire J. Baker died testate on March 28, 1991, her will of record in Will Book 174, Page 506, Probate Court for Davidson County, Tennessee devising said property to Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker (now Katrina Dollar), Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover, and Lori Adell Reasonover (now Lori Adell Collins). Lori Adell Collins died intestate November 4, 2012, her heirs being Shawn Collins, Aubrey Collins and Ainsley Collins (a minor). Pursuant to the Order To Sale Property For a Minor entered in the Chancery Court for Montgomery County Tennessee, Shawn Collins, as the Administrator of the Estate, and as Guardian for Ainsley Collins (a minor) has the authority to sell and convey Lori Adell Collins interest in said property.