Box 29

STATE OF TENNESSEE 19874
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2014.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Ward S. Oakley, Jr.	Send Tax Bills To: New Owner
(Name) P. O. Box 63	(Name)
(Street Address or Route Number) Pine Hurst, NC 28374	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150101624 DEEDWARR
Recvd: 12/01/15 13:48 3 pgs
Fees:18.00 Taxes:222.00
20151201-0121122

Map-Parcel Number(s): 00600010800/006000158

FOR AND IN 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, I/WE, Glen Rager and wife, Alice Rager HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ward S. Oakley, Jr. and wife, Nancy E. Oakley HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT 1:
A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Ray G. Cole, Surveyor, No. 924, dated March 24, 1984, as follows:

Beginning at a point in the center of a private road known as Buck Branch Road in the line of the Glen Rager property (Map 6-B, Parcel 90); thence continuing with the center of said private road, North 45 deg. 40 min. 54 sec. East 406.44 feet to a point; thence North 48 deg. 20 min. 56 sec. East 204.24 feet to a point; thence North 73 deg. 01 min. 17 sec. East 85.45 feet to a point; thence South 51 deg. 37 min. 44 sec. East, passing an iron pin set in the road and leaving said road 1,154.89 feet to an iron pin set at the top of a ridge, in the line of the William E. Lee property (Map 6-B, Parcel 62); thence with the line of Lee, South 2 deg. 09 min. 37 sec. West 575.16 feet to an iron pin set in a fence line by a post with hack marks; thence with the line of Glen Rager, North 59 deg. 07 min. 56 sec. West 1,605.80 feet to the point of beginning containing 18.73 acres, more or less.

Together with a non-exclusing perpetual easement for ingress and egress across the front portin or northwesterly portion of the tract hereinabove described to extend 25 feet in width from the northwesterly lines of said property to accomodate a 50 foot private road easement known as Buck Branch Road, and a utility easement 30 feet in width extending 30 feet in width from the southeasterly margin of Buck Branch Road for the installation, service and maintenance of utility lines and utilities servicing the above described tract and for the use and benefit of all land owners adjoining Buck Branch Road, as shown in deed of record in Book 6289, page 32, said Register's Office.

BEING the same property conveyed to Glen Rager and wife, Alice Rager by Warranty Deed from The Bank of Goodlettsville, dated May 7, 1984, and recorded on May 9, 1984, in Book 6289, page 32, said Register's Office.

This conveyance is made subject to the terms, provisions and conditions set forth in an Agreement to maintain Buck Branch Road, which Agreement is of record in Book 5228, page 831, said Register's Office, and subject to an easement agreement for maintenance of water line of record in Book 5283, page 276, said Register's Office.

TRACT 2:
Land known as Tract 6 of a portion of the Glen Rager Property of record in Book 5199, page 304,

Register's Office of Davidson County, Tennessee, and more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 26, 1996, as follows:

Beginning at a point in the centerline of a 50-foot ingress-egress easement, said point being the northwest corner of Glen Rager property (DB 6289, pg. 32) and the northeast corner of the herein described tract, thence leaving said ingress-egress easement and with the Rager line, S 55 deg. 05 min. 43 sec. E, 1085.83 feet to a point; thence S 87 deg. 00 min. 00 sec. E 1032.18 feet to a point; thence N 15 deg. 00 min. 00 sec. E 458.68 feet to a point in the centerline of said ingress-egress easement; thence with said centerline, N 74 deg. 26 min. 42 sec. E 226.09 feet to the point of begining, containing 7.51 acres, more or less.

BEING part of the same property conveyed to Glen Rager and wife, Alice Rager by Deed dated September 14, 1977, and filed on September 21, 1977, in Book 5199, page 304, said Register's Office.

This is improved property known as 0 Baker Road, Goodlettsville, TN 37072.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 27th day of November, 2014.

Seller

Glen Rager

Alice Rager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Glen Rager and wife, Alice Rager, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 2014.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018