BILL GARRETT, Davidson County
Trans:T20150106963 DEEDWARR
Recvd: 12/18/15 12:03 6 pgs
Fees:33.00 Taxes:800.31
20151218-0127365

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27959-1B
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Columbia Gulf Transmission, LLC 1700 MacCorkle Avenue, SE 5th Floor Charleston, WV 25314	New Owner	17300001800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **STEVEN MICHAEL JONES, WILLIAM ERNEST JONES, RONALD STEVEN JONES, AND LISA J. HADDOCK,** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **COLUMBIA GULF TRANSMISSION, LLC**, a Delaware limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, as described in Exhibit A, attached hereto.

BEING part of the same property conveyed to Steven Michael Jones as to a one-third (1/3) interest, William Ernest Jones as to a one-third (1/3) interest, Ronald Steven Jones as to a one-sixth (1/6) interest and Lisa J. Haddock, as to a one-sixth (1/6) interest by Executor's Quitclaim Deed dated August 27, 2003 from William Ernest Jones and Steven Michael Jones, Co-Executors of the Estate of Irma Jones, of record in Instrument No. 20100630-0051304, Register's Office for Davidson County, Tennessee.

This property is not the residence of any grantor or the spouse of any grantor.

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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of December, 2015.

William Ernest Jones

Steven Michael Jones

Ronald Steven Jones

Lisa J. Haddock

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM ERNEST JONES**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of December, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **STEVEN MICHAEL JONES**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of December, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD STEVEN JONES**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of December, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **LISA J. HADDOCK**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of December, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $216,300.

Affiant

Subscribed and sworn to before me this
17th day of December, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

The following legal description derived from a survey dated November 13, 2015, prepared by Terry L. Rowe, R.L.S. No 3036, Percheron Survey, LLC, 1904 W. Grand Parkway, N., Suite 200, Katy, Texas 77449.

BEING a 5.8016 acre (252,716 square feet) tract of land located in the 31st Councilmanic District, City of Nashville, Davidson County, Tennessee; said 5.8016 acre tract being all of a called 5.72 acre tract of land as recorded in Instrument Number 20100630-0051304 at the Registrar of Deeds, Davidson County, Tennessee (R.D.D.C.TN); said 5.8016 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Tennessee Coordinate System of 1983):

COMMENCING at a 5/8-inch iron rod found for the northwest corner of a 5.0 acre tract of land as recorded in Volume 7527, page 671, R.D.D.C.TN, same being an interior corner of a 70.15 acre tract of land known as Tract One as recorded in Volume 11274, Page 909, R.D.D.C.TN;

THENCE, South 83 degrees 19 minutes 07 seconds East, a distance of 435.67 feet along the north line of said 5.0 acre tract and a southerly line of said 70.15 acre tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the southwest corner of the herein described tract, a southerly corner of said 70.15 acre tract, and the **POINT OF BEGINNING**;

THENCE, North 06 degrees 06 minutes 28 seconds East, a distance of 1,154.74 feet along an easterly line of said 70.15 acre tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the northwest corner of the herein described tract and an interior corner of said 70.15 acre tract;

THENCE, South 84 degrees 34 minutes 34 seconds East, a distance of 14.34 feet along a southerly line of the said 70..15 acre tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set in the west right-of-way line of Old Hickory Boulevard (called 50-foot wide right-of-way) at an easterly corner of the herein described tract and an easterly corner of said 70.15 acre tract;

THENCE, along the west right-of-way line of Old Hickory Boulevard the following three (3) courses:

1. South 32 degrees 38 minutes 34 seconds East, a distance of 184.29 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the beginning of a curve to the right;

2. 399.25 feet along the arc of said curve to the right having a radius of 577.57 feet, a central angle of 39 degrees 36 minutes 24 seconds, and a chord that bears South 12 degrees 50 minutes 36 seconds East, a distance of 391.35 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set;

3. South 06 degrees 57 minutes 35 seconds West, a distance of 643.60 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the southeast corner of the herein described tract and the northeast corner of aforesaid 5.0 acre tract;

THENCE, North 83 degrees 19 minutes 07 seconds West, a distance of 247.24 feet along the north line of said 5.0 acre tract to the **POINT OF BEGINNING** and containing 5.8016 acres (252,716 square feet) of land, more or less.

See also Exhibit "C" - Plat of survey attached.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes. Map and Parcel 17300001800.

2. Subject to "roll back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1010.

3. All matters as shown on the survey of the herein described property dated November 13, 2015, prepared by Terry L. Rowe, R.L.S. No 3036, Percheron Survey, LLC, 1904 W. Grand Parkway, N., Suite 200, Katy, Texas 77449.

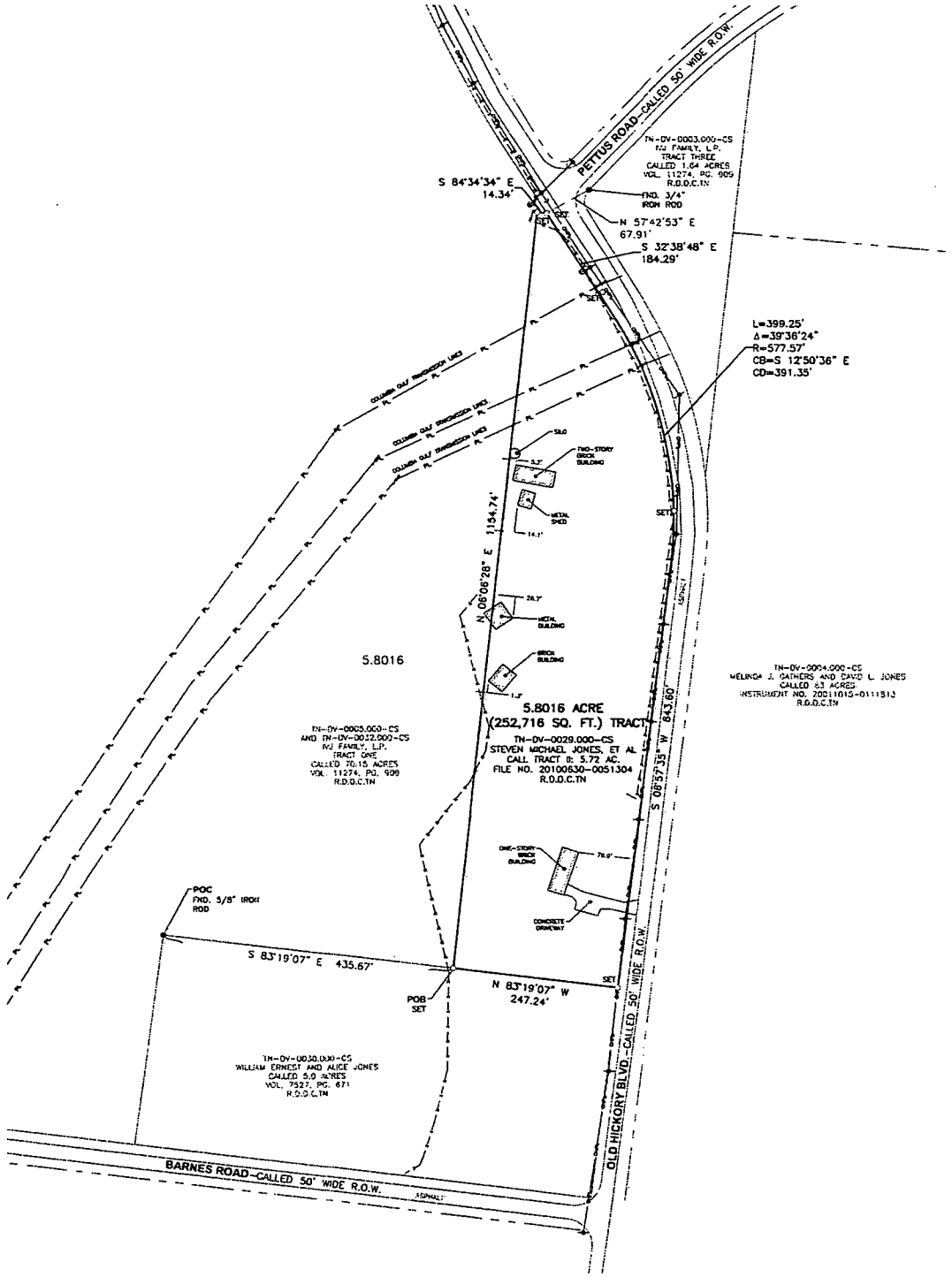
4. Right of Way Agreement to Gulf Interstate Gas Company in Book 2244, Page 3, Register's Office for Davidson County, Tennessee.

5. Right of Way Agreement to Columbia Gulf Transmission Company in Book 4234, Page 295, said Register's Office.

6. Application for Greenbelt Assessment – Agricultural in Book 5612, Pages 7 & 8 and in Book 8913, Pages 407,408 & 409, said Register's Office.

7. Subject to the flow of Mill Creek.

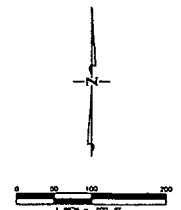
EXHIBIT "C"

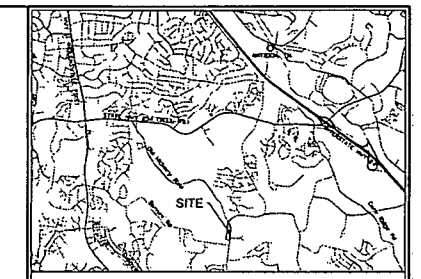


LEGEND

- UTILITY POLE
- GUY ANCHOR
- PIPELINE MARKER
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SET- SET 5/8" IRON ROD WITH CAP STAMPED "PERCHERON SURVEY LLC"
- OHP — OVERHEAD ELECTRIC
- PL — EXISTING PIPELINE
- DEED LINES (NOT SURVEYED)
- BARB-WIRE FENCE (UNLESS OTHERWISE INDICATED)

R.O.D.C.TN. - REGISTAR OF DEEDS OF DAVIDSON COUNTY, TENNESSEE





VICINITY MAP
N.T.S.

NOTES:

1. THIS SURVEY RELIES ON THE LIMITED TITLE CERTIFICATE ISSUED BY PERCHERON FIELD SERVICES DATED 10/18/15, AND IS ALL OF A CALLED 5.72 ACRE TRACT CONVEYED TO STEVEN MICHAEL JONES, ET. AL., AND RECORDED AS FILE NUMBER 20100630-0051304, RODC, TN.
2. FIELD WORK PERFORMED JUNE 2015 TO OCTOBER 2015.
3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DAVIDSON COUNTY, TENNESSEE, MAP NUMBER 47037C0356F, DATED APRIL 20, 2001, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. BASIS OF BEARINGS FOR THIS SURVEY IS TENNESSEE COORDINATE SYSTEM OF 1983.
5. ALL PROPERTY LINES SHOWN ON THIS DRAWING WERE RECREATED FROM THE RECORDING INFORMATION OF THE DEED OR PLAT REFERENCED.
6. PROPERTY ADDRESS: 14421 OLD HICKORY BLVD., ANTIOCH, TN 37013.
7. THIS TRACT MAY BE SUBJECT TO THE DEVELOPMENT AND ZONING REQUIREMENTS FOR THE CITY OF NASHVILLE WHICH AMONG OTHER THINGS MAY STIPULATE BUILDING SETBACK REQUIREMENTS FOR FUTURE DEVELOPMENT.
8. SITE IS ZONED AR2a - AGRICULTURAL, (REQUIRING A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES)
9. THERE MAY BE ADDITIONAL BURIED UTILITIES, WHETHER ABANDONED OR OPERATING, WHICH HAVE NOT BEEN SHOWN HEREON. BURIED UTILITY LINES SHOWN HAVE EITHER BEEN LOCATED BY PERCHERON FIELD CREWS OR THE UTILITY PROVIDER. SURFACE EVIDENCE OF UTILITY APPURTENANCES ARE APPROXIMATE ONLY. (DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.)
10. THERE EXISTS A SEPARATE METES AND BOUNDS DESCRIPTION FILED IN THE OFFICE OF PERCHERON SURVEY, LLC OF THE SAME DATE.
11. LIMITED TITLE CERTIFICATE NOTES
    A. RIGHT OF WAY AGREEMENT DATED MAY 7, 1968 AND RECORDED MAY 10, 1968 FROM FRANK JONES AND IRMA VESTER JONES TO COLUMBIA GULF TRANSMISSION COMPANY, A DELAWARE CORPORATION FILED OF RECORD IN VOLUME 4234, PAGE 293, OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.
    B. RIGHT OF WAY AGREEMENT DATED OCTOBER 21, 1953 AND RECORDED DECEMBER 31, 1953 FROM FRANK JONES, JR. AND IRMA JONES, HIS WIFE, TO GULF INTERSTATE GAS COMPANY, A DELAWARE CORPORATION FILED OF RECORD IN VOLUME 2244, PAGE 3, OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.

SURVEY CERTIFICATION:

THIS SURVEY WAS MADE ON THE GROUND TO THE BEST OF MY KNOWLEDGE AND IN MY PROFESSIONAL OPINION SUBSTANTIALLY COMPLIES WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03, STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS ON FEBRUARY 15, 2013. FURTHERMORE, THIS SURVEY COMPLIES WITH THE MINIMUM REQUIREMENTS AS A CATEGORY 1B GENERAL PROPERTY SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS LESS THAN THE REQUIRED CLOSURE OF 1:10000.

TERRY L. ROWE — 11/13/15
TERRY L. ROWE, DATE
REGISTERED LAND SURVEYOR
REGISTRATION NO. 3026

TERRY L. ROWE — REGISTERED LAND SURVEYOR — 3026 — AGRICULTURE — COMMERCE — TENNESSEE NO. 3026

1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-6400
PERCHERON SURVEY, LLC
www.percheronllc.com

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
5.8016 ACRE
(252,716 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSE

REVISIONS			PROJ. NO. 189.0004.005	SCALE: 1" = 100'	
1			DRAWN BY: AHJ	DATE	SHEET
2			CHK'D BY: SJB	11/13/15	1 OF 1
3			APPROVED: TLR		