BILL GARRETT, Davidson County
Trans:T20160001427 DEEDWARR
Recvd: 01/07/16 09:59 15 pgs
Fees:78.00 Taxes:4866.98
20160107-0001534

THIS INSTRUMENT PREPARED BY:
BRYAN D. SPICER, ESQ.
342 Cool Springs Blvd.
Franklin, TN 37067

ADDRESS NEW OWNER AS FOLLOWS:
Columbia Gulf Transmission, LLC
1700 MacCorkle Avenue, SE
Charleston, WV 25314

SEND TAX BILLS TO:
New Owner

MAP-PARCEL No.'s
17300001600
17300008000

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 RALPH MICHAEL WAIR (aka RALPH MICHAEL WAIR, SR.) and wife, SANDRA WAIR, of 1098 Barnes Road, Antioch, TN 37013, SIDNEY WALLACE WAIR and wife SANDRA KAY WAIR, of 3036 Fieldstone Drive, Antioch, TN 37013, JUANITA CARMINE WAIR JACKSON and husband, STONEWALL JACKSON, SR., by and through their Attorney-in-Fact, STONEWALL JACKSON, JR., of 6007 Cloverland Drive, Brentwood, TN 37027, TRACI DAUN WAIR COOPER and husband, WENDELL VAN COOPER, JR., of 1042 Barnes Road, Antioch, TN 37013, and TONYA LEE COVINGTON (fka TONYA WAIR), of 5774 Iron Mountain Road, Lewisburg, KY 42256, hereinafter collectively referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto COLUMBIA GULF TRANSMISSION, LLC, a Delaware limited liability company, of 1700 MacCorkle Avenue, SE, Charleston, West Virginia 25314, hereinafter referred to as GRANTEE, its successors and assigns, certain tracts of land situated along Barnes Road in Davidson County, State of Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, as described in Exhibit A attached hereto.

Being a part of the same property that George Wallace Wair and wife, Mary Elizabeth Wair, acquired by General Warranty Deed from T.E. Wair and wife, Eliza Wair, with rights of survivorship, on May 6, 1936, of record in Deed Book 999, Page 267; and whereby George Wallace Wair acquired in fee upon the death of his wife, Mary Elizabeth Wair, in 1976. George Wallace Wair subsequently devised the same to Arthur Edward Wair, Jr., in the form of a Life Estate, with the remainder interest to his niece Juanita Carmine Jackson, and nephews, Wendell Wair, Theron Ewing Wair, Ralph Michael Wair, and Sidney Wallace Wair, pursuant to his Last Will and Testament, dated June 29, 1976, and recorded on October 30, 2012, as Instrument Number 20121030-0099369, in the Davidson County Register of Deeds Office.

Upon the death of Wendell Byron Wair and the subsequent deaths of both Theron Ewing Wair and Ewing Theron Wair, Jr., title to the two tracts passed to the GRANTORS: Ralph Michael Wair, Sidney Wallace Wair, Juanita Carmine Jackson, Traci Daun Wair Cooper and Tonya Lee Covington (f/k/a Tonya Wair). See the Affidavit of Heirship of Arthur E. Wair, Jr., dated January 2, 2014, and recorded January 15, 2014, as Instrument Number 20140115-0003967, the Affidavit of Heirship of Wendell Byron Wair, dated November 12, 2015, and recorded December 7, 2015, as Instrument Number 20151207-0123077, and the Affidavit of Heirship of Ewing Theron Wair, Jr., dated November 17, 2015, and recorded December 7, 2015, as Instrument Number 20151207-0123078, in the Davidson County Register of Deeds Office, Nashville, Tennessee.

This property is not the residence of any grantor nor the spouse of any grantor.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereunto belonging to said GRANTEE, its successors and assigns forever; and GRANTORS covenant with said GRANTEE that they are lawfully seized and possessed of said tracts of land in fee simple, have a good and lawful right to convey the same, and that said tracts of land are 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 title to the aforesaid tracts of land against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed on this 6th day of January, 2016, but with an effective date of December 31, 2015.

GRANTOR:

Ralph Michael Wair, Sr. Sandra Wair

RALPH MICHAEL WAIR
(aka RALPH MICHAEL WAIR, SR.)

SANDRA WAIR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared RALPH MICHAEL WAIR (aka RALPH MICHAEL WAIR, SR.) and wife, SANDRA WAIR, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained, with an effective date of December 31, 2015.

Witness my hand and seal at office in the aforesaid state and county on this 6th day of January, 2016.

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

Kimble Clark Reid
Notary Public
My commission expires: 8/21/19

GRANTOR:

Sidney Wallace Wair
SIDNEY WALLACE WAIR

Sandra Kay Wair
SANDRA KAY WAIR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared SIDNEY WALLACE WAIR and wife, SANDRA KAY WAIR, to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained, with an effective date of December 31, 2015.

Witness my hand and seal at office in the aforesaid state and county on this 6th day of January, 2016.

Kimble Clark Reid
Notary Public
My commission expires: 8/21/19

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

GRANTOR: Juanita Carmine Wair Jackson Stonewall Jackson, SR

By: Stonewall Jackson Jr P.O.A. Stonewall Jackson Jr P.O.A.

JUANITA CARMINE WAIR JACKSON
By and through her Attorney-in-Fact
STONEWALL JACKSON, JR., by Durable
Power of Attorney dated March 3, 2015
of record as Instrument No. 20151123-0118717
Davidson County Register of Deeds Office

STONEWALL JACKSON, SR.
By and through his Attorney-in-Fact
STONEWALL JACKSON, JR., by Durable
Power of Attorney dated March 3, 2015
of record as Instrument No. 20151123-0118718
Davidson County Register of Deeds Office

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared STONEWALL JACKSON, JR., as the Attorney-in-fact for JUANITA CARMINE WAIR JACKSON and her husband, STONEWALL JACKSON, SR., to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained, with an effective date of December 31, 2015.

Witness my hand and seal at office in the aforesaid state and county on this 6th day of January, 2016.

Kimble Clark Reid

Notary Public
My commission expires: 8/21/19

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

GRANTOR:

TRACI DAUN WAIR COOPER

WENDELL VAN COOPER, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared TRACI DAUN WAIR COOPER and her husband, WENDELL VAN COOPER, JR., to me known to be the persons described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained, with an effective date of December 31, 2015.

Witness my hand and seal at office in the aforesaid state and county on this 6th day of January, 2016.

Notary Public
My commission expires: 8/21/19

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

GRANTOR:

TONYA LEE COVINGTON
(fka TONYA WAIR)

COMMONWEALTH OF KENTUCKY
COUNTY OF MUHLENBERG

I, Jaime Lynn Evans a Notary Public, do certify that on this day the foregoing Warrnty Deed was produced to me by TONYA LEE COVINGTON (fka TONYA WAIR) and acknowledged, subscribed and sworn to before me to be their act and deed for the uses and purposes therein set forth, with an effective date of December 31, 2015.

Given under my hand and seal of office this 5th day of January, 2016

Jaime L. Evans #471968
Notary Public
My commission expires: 8/2/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,315,400.00.

Affiant

Subscribed and sworn to before me on this 6th day of January, 2016.

Notary Public
My commission expires: 8/21/19

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

EXHIBIT A

Legal Description

The following legal description for Tract I and Tract II is derived from a survey dated, December 29, 2015, prepared by Terry L. Rowe, R.L.S. No. 3036, Percheron Survey, LLC, 1904 W. Grand Parkway, N., Suite 200, Katy, Texas 77449.

Tract I:

BEING a 16.69 acre tract of land located in the 31st Councilmanic District, City of Nashville, Davidson County, Tennessee; said 16.69 acre tract being a part of the remainder of a called 35 acre tract of land as recorded in Volume 999, Page 267 at the Registrar of Deeds, Davidson County, Tennessee (R.D.D.C.TN); said 16.69 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 stone monument found for the southeast corner of a called 45 acre tract of land as recorded in Volume 4348, Page 216, R.D.D.C.TN, same being an interior corner of a called 70.15 acre tract of land known as Tract One as recorded in Volume 11274, Page 909, R.D.D.C.TN;

THENCE, North 83 degrees 39 minutes 08 seconds West, a distance of 360.17 feet along the common line of said 45 acre tract and said 70.15 acre tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the northeast corner of the herein described tract, the northwest corner of said 70.15 acre tract, and the **POINT OF BEGINNING**;

THENCE, South 04 degrees 12 minutes 16 seconds West, a distance of 1,415.67 feet along an east line of said 70.15 acre tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set in the northerly right-of-way line of Barnes Road (called 50-foot wide right-of-way) at the southeasterly corner of the herein described tract and the southwest corner of said 70.15 acre tract, from which a 60d nail found bears South 24 degrees 45 minutes 17 seconds West, a distance of 1.08 feet and a 4"x4" concrete monument found shown as the northwest corner of the right-of-way dedication on the plat titled "Stanford Village Section One" recorded as Instrument Number 20000204001260, R.D.D.C.TN bears South 04 degrees 12 minutes 16 seconds West, a distance of 50.18 feet;

THENCE, along the said northerly right-of-way line of Barnes Road the following four (4) courses:

1. North 80 degrees 55 minutes 07 seconds West, a distance of 369.24 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. 376.53 feet along the arc of said curve to the right having a radius of 307.09 feet, a central angle of 70 degrees 15 minutes 06 seconds, and a chord that bears North 45 degrees 47 minutes 34 seconds West, a distance of 353.38 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set for a point of tangency, from which a 5/8-inch iron rod found bears South 74 degrees 28 minutes 01 seconds West, a distance of 50.18 feet;

3. North 10 degrees 40 minutes 01 seconds West, a distance of 215.21 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the beginning of a curve to the left;

4. 66.70 feet along the arc of said curve to the left having a radius of 313.77 feet, a central angle of 12 degrees 10 minutes 50 seconds, and a chord that bears North 16 degrees 45 minutes 26 seconds West, a distance of 66.58 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at the southwest corner of the herein described tract and the south corner of a tract of land conveyed to Larry D. Mullins as recorded in Instrument Number 20140115-0003967, R.D.D.C.TN;

THENCE, North 79 degrees 45 minutes 23 seconds East, a distance of 295.25 feet along the south line of said Mullins tract to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at an easterly interior corner of the herein described tract and the southeast corner of said Mullins tract;

THENCE, North 01 degrees 51 minutes 47 seconds East, a distance of 831.40 feet along the east line of said Mullins tract to a stone monument found in the south line of aforesaid 45 acre tract for the northwest corner of the herein described tract and the northeast corner of said Mullins tract;

THENCE, South 83 degrees 39 minutes 08 seconds East, a distance of 466.03 feet along the south line of said 45 acre tract to the **POINT OF BEGINNING** and containing 16.69 acres of land, more or less.

Tract II:

BEING an 8.1462 acre (354,847 square feet) tract of land located in the 31st Councilmanic District, City of Nashville, Davidson County, Tennessee; said 8.1462 acre tract being part of the remainder of a called 35 acre tract of land as recorded in Volume 999, Page 267 at the Registrar of Deeds, Davidson County, Tennessee (R.D.D.C.TN); said 8.1462 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Tennessee Coordinate System of 1983):

BEGINNING at a 5/8-inch iron rod with cap stamped "PERCHERON SURVEY LLC" set in the south right-of-way line of Barnes Road (called 50-foot wide right-of-way), at the northeast corner of the herein described tract and the northwest corner of a tract of land conveyed to Sidney Wallace Wair, et al., as recorded in Volume 5066, Page 362, R.D.D.C.TN, from which a 4"x4" concrete monument bears South 80 degrees 56 minutes 26 seconds East, a distance of 199.88 feet;

THENCE, South 08 degrees 07 minutes 18 seconds West, a total distance of 596.72 feet, passing a 4"x4" stone at a distance of 1.91 feet, and continuing along the west line of said Sidney Wair tract to a 4"x4" stone found for the southeast corner of the herein described tract and in a north line of the subdivision titled "Stanford Village, Section One" recorded as Instrument No. 20000204001260, R.D.D.C.TN;

THENCE, North 81 degrees 40 minutes 45 seconds West, a total distance of 656.27 feet, passing a 1/2 inch iron rod with a cap stamped Anderson Delk at a distance of 42.35 feet and continuing along said north line of Stanford Village Section One to a 1/2-inch iron rod with a cap stamped Anderson Delk found for the southwest corner of the herein described tract and in an east line of the subdivision titled "Delvin Downs, Phase 1" recorded as Instrument No. 200708070094328, R.D.D.C.TN;

THENCE, North 06 degrees 37 minutes 37 seconds East, a distance of 244.07 feet along said east line of Delvin Downs to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at a westerly corner of the herein described tract and the south corner of a tract of land conveyed to Arthur E. Wair, Jr., et al., as recorded in Instrument Number 200803180027314, R.D.D.C.TN;

THENCE, North 44 degrees 13 minutes 58 seconds East, a total distance of 509.07 feet, passing a 1 1/2 inch iron pipe at a distance of 2.00 feet and a 4"x4" stone monument at a distance of 495.95 feet, to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set in the southerly right-of-way line of said Barnes Road in the arc of a non-tangent curve to the left at the northwest corner of the herein described tract and the east corner of said Arthur Wair tract;

THENCE, 66.70 feet along the arc of said curve to the left having a radius of 357.09 feet, a central angle of 32 degrees 08 minutes 37 seconds, and a chord that bears South 64 degrees 50 minutes 48 seconds East, a distance of 197.72 feet, continuing along said southerly right-of-way line of Barnes Road to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set for a point of tangency;

THENCE, South 80 degrees 55 minutes 07 seconds East, a distance of 173.59 feet, continuing along said southerly right-of-way line of Barnes Road to the **POINT OF BEGINNING** and containing 8.1462 acres (354,847 square feet) of land, more or less.

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 for Map and Parcel Numbers 17300001600 and 17300008000 respectively.

2. All matters as shown on the plats of surveys of the herein described tracts of land, dated December 29, 2015, as prepared by Terry L. Rowe, R.L.S. No. 3036, Percheron Survey, LLC, 1904 W. Grand Parkway, N., Suite 200, Katy, Texas 77449, and attached hereto as Exhibits C-1 and C-2.

3. Easement and Right of Way Agreement for public roads (being a strip of land 120 feet in length to improve Barnes Road), dated August 11, 1949, of record in Book 1762, Page 35, in the Office of the Register of Deeds for Davidson County, Nashville, Tennessee.

4. Easement for road purposes (being a right of way for Barnes Road), dated November 8, 1956, of record in Book 2739, Page 581, in the Office of the Register of Deeds for Davidson County, Nashville, Tennessee.

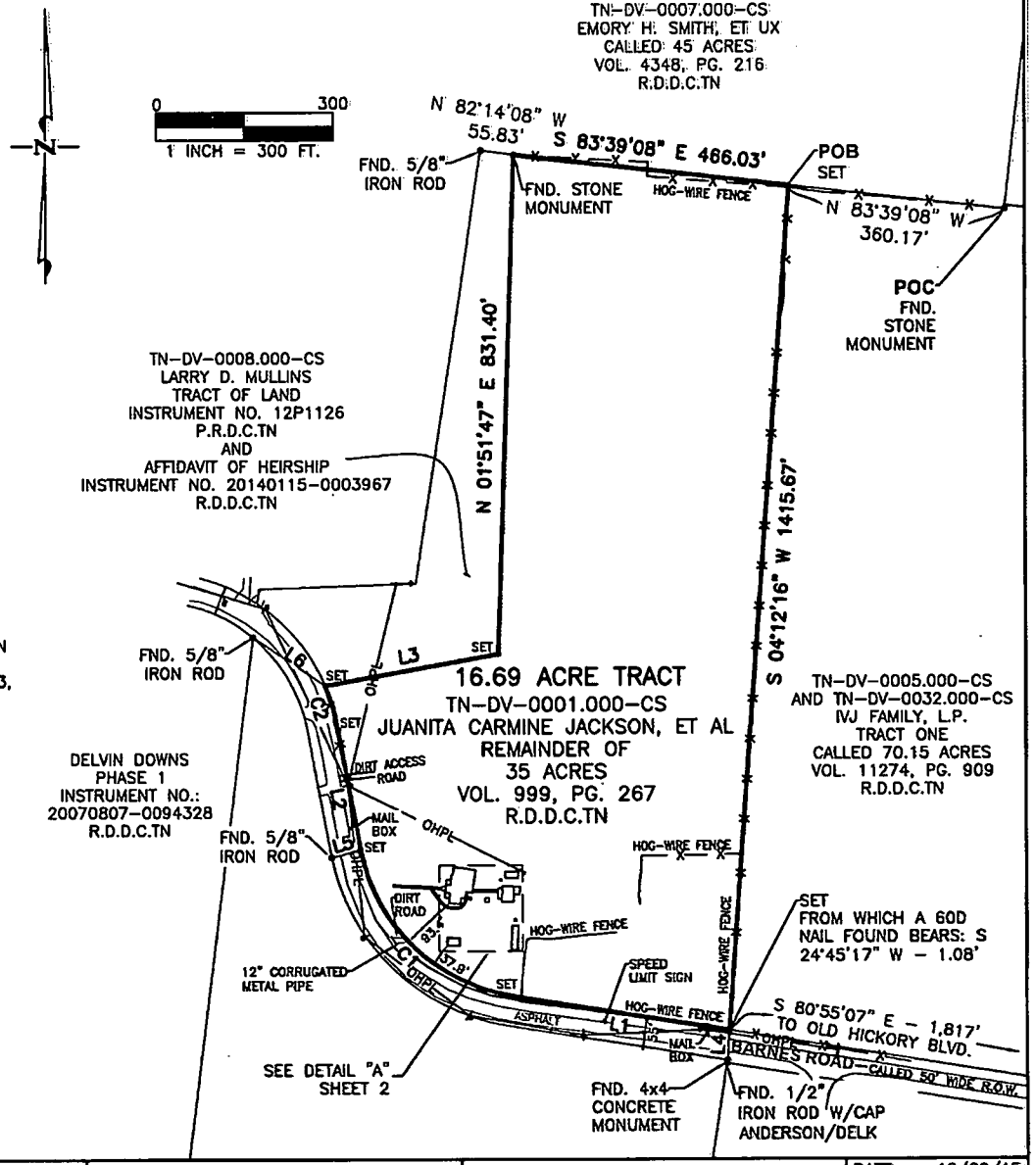
5. Application for Greenbelt Assessment-Agricultral (on Tract I above), dated February 19, 2013, of record as Instrument Number 20130222-00180044, in the Office of the Register of Deeds for Davidson County, Nashville, Tennessee.

6. Application for Greenbelt Assessment-Agricultral (on Tract II above), dated February 19, 2013, of record as Instrument Number 20130222-00180043, in the Office of the Register of Deeds for Davidson County, Nashville, Tennessee.

EXHIBIT C-1

LEGEND

- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- SIGN
- WATER WELL
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- SET – SET 5/8" IRON ROD WITH CAP STAMPED
- R.D.D.C.TN. – "PERCHERON SURVEY LLC"
- OHPL – REGISTAR OF DEEDS OF DAVIDSON COUNTY, TENNESSEE
- PL – OVERHEAD ELECTRIC
- EXISTING PIPELINE
- DEED LINES (NOT SURVEYED)
- BARB-WIRE FENCE (UNLESS OTHERWISE INDICATED)



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, 2015. FURTHERMORE, THIS SURVEY COMPLIES WITH THE MINIMUM REQUIREMENTS AS A CATEGORY III GENERAL PROPERTY SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS LESS THAN THE REQUIRED CLOSURE OF 1:5000.

TERRY L. ROWE
REGISTERED LAND SURVEYOR
REGISTRATION NO. 3036

12/29/15
DATE

TERRY L ROWE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3036

1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-6400

PERCHERON
www.percheronllc.com
SURVEY, LLC

REVISIONS		
1	12-29-15	CREATED 8.5" X 11"
2		
3		
3		
3		

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
16.69 ACRE
31ST COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

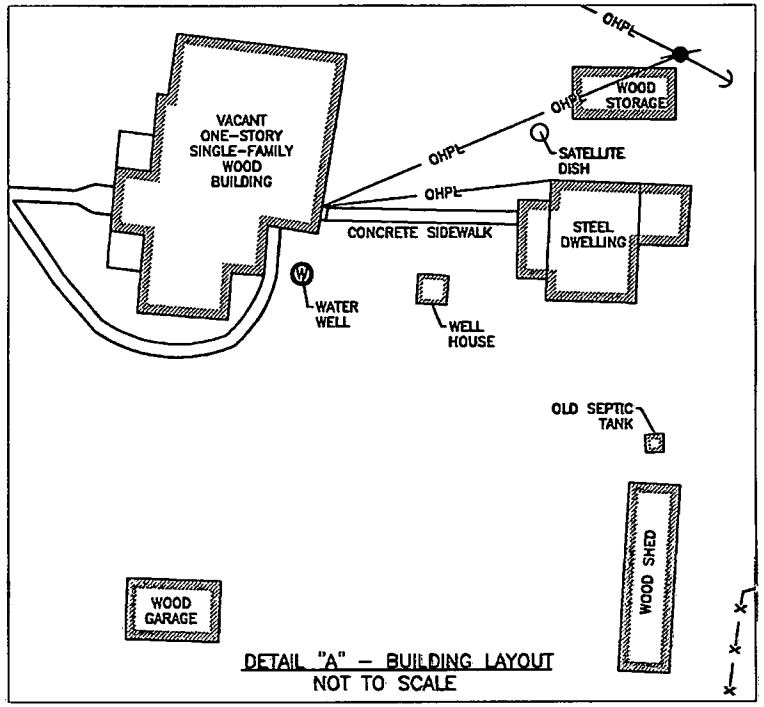
DATE:	12/29/15
DRAWN:	AHJ
CHECKED:	SJB
SCALE:	1"=300'
JOB#	189.0004.005

NOTES:

1. THIS SURVEY RELIES ON THE LIMITED TITLE CERTIFICATE ISSUED BY PERCHERON FIELD SERVICES DATED 06/15/15, AND IS THE REMAINDER OF A CALLED 35 ACRE TRACT CONVEYED TO JUANITA CARMINE JACKSON, ET. AL., AND RECORDED IN VOLUME 999, PAGE 267, RDDC, TN.
2. FIELD WORK PERFORMED JUNE 2015 TO NOVEMBER 2015.
3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DAVIDSON COUNTY, TENNESSEE, MAP NUMBER 47037C0364F, 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: 984 BARNES ROAD, 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)
11. 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.)
12. THERE EXISTS A SEPARATE METES AND BOUNDS DESCRIPTION FILED IN THE OFFICE OF PERCHERON SURVEY, LLC OF THIS TRACT.
13. LIMITED TITLE CERTIFICATE NOTES:
    - A. APPLICATION FOR GREENBELT ASSESSMENT RECORDED IN DOCUMENT NUMBER 20130222-0018044 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN.
    - B. APPLICATION FOR GREENBELT ASSESSMENT RECORDED IN VOLUME 10840, PAGE 67 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN.
    - C. RIGHT OF WAY DEED RECORDED IN VOLUME 2739, PAGE 581 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.
    - D. RIGHT OF WAY DEED RECORDED IN VOLUME 1762, PAGE 35 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	376.53'	307.09'	70°15'06"	N 45°47'34" W	353.38'
C2	66.70'	313.77'	12°10'50"	N 16°45'26" W	66.58'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 80°55'07" W	369.24'
L2	N 10°40'01" W	215.21'
L3	N 79°45'23" E	295.25'
L4	S 04°12'16" W	50.18'
L5	S 74°28'01" W	50.18'
L6	N 56°19'53" W	146.79'



DETAIL "A" – BUILDING LAYOUT
NOT TO SCALE

1804 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-6400
PERCHERON SURVEY, LLC
www.percheronllc.com

REVISIONS		
1	12-29-15	CREATED 8.5" X 11"
2		
3		
3		
3		

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
16.69 ACRE
31ST COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

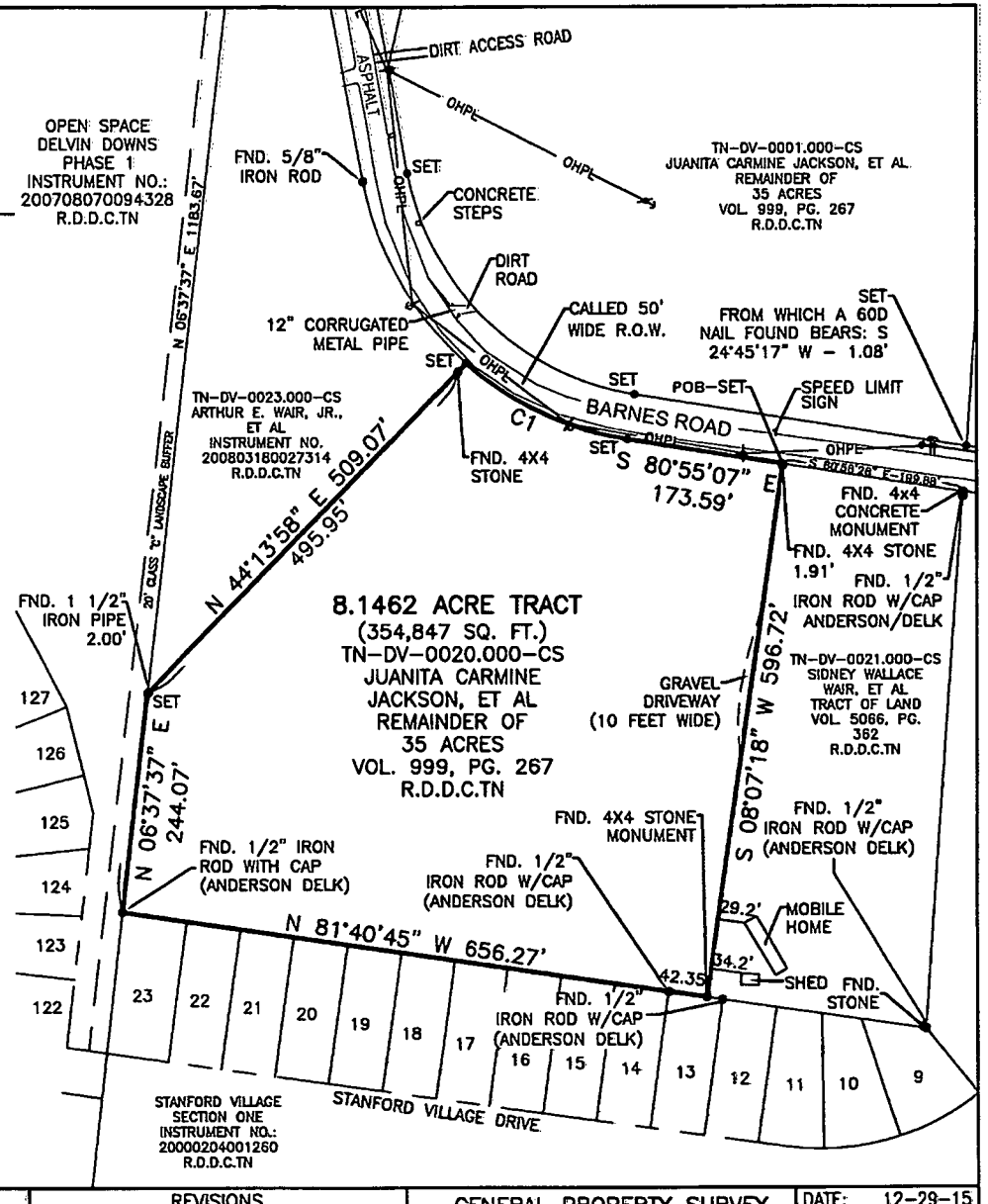
DATE:	12/29/15
DRAWN:	AHJ
CHECKED:	SJB
SCALE:	N.T.S.
JOB#	189.0004.005

EXHIBIT C-2

LEGEND

- UTILITY POLE
- GUY ANCHOR
- SIGN
- POB – POINT OF BEGINNING
- • SET – SET 5/8" IRON ROD WITH CAP STAMPED "PERCHERON SURVEY LLC"
- R.D.D.C.TN. – REGISTAR OF DEEDS OF DAVIDSON COUNTY, TENNESSEE
- OHPL – OVERHEAD ELECTRIC
- PL – EXISTING PIPELINE
- – – – DEED LINES (NOT SURVEYED)
- —X—X— BARB-WIRE FENCE (UNLESS OTHERWISE INDICATED)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.70'	357.09'	032°08'37"	S 64°50'48" E	197.72'



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, 2015. FURTHERMORE, THIS SURVEY COMPLIES WITH THE MINIMUM REQUIREMENTS AS A CATEGORY III GENERAL PROPERTY SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS LESS THAN THE REQUIRED CLOSURE OF 1:5000.

TERRY L. ROWE
REGISTERED LAND SURVEYOR
REGISTRATION NO. 3036

12/29/15
DATE

TERRY L ROWE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3036

0 200
1 INCH = 200 FT.

1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-8400
PERCHERON SURVEY, LLC
www.percheronllc.com

REVISIONS		
1	12-29-15	CREATED 8.5" X 11"
2		
3		
3		
3		

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
8.1462 ACRE
(354,847 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE:	12-29-15
DRAWN:	JRW
CHECKED:	SJB
SCALE:	1"=200'
JOB#	189.0004.006

NOTES

1. THIS SURVEY RELIES ON THE LIMITED TITLE CERTIFICATE ISSUED BY PERCHERON FIELD SERVICES DATED 10/22/15, AND IS PART OF THE REMAINDER OF A CALLED 35 ACRE TRACT CONVEYED TO JUANITA CARMINE JACKSON, ET. AL., AND RECORDED IN VOLUME 999, PAGE 267, RDDC, TN.

2. FIELD WORK PERFORMED JUNE 2015 TO NOVEMBER 2015.

3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DAVIDSON COUNTY, TENNESSEE, MAP NUMBER 47037C0364F, 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: 987 BARNES ROAD, 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 THIS TRACT.

11. LIMITED TITLE CERTIFICATE NOTES:
    A. APPLICATION FOR GREENBELT ASSESSMENT RECORDED IN DOCUMENT NUMBER 20130222-0018044 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN.

    B. APPLICATION FOR GREENBELT ASSESSMENT RECORDED IN VOLUME 10840, PAGE 67 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN.

    C. RIGHT OF WAY DEED RECORDED IN VOLUME 2739, PAGE 581 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.

    D. RIGHT OF WAY DEED RECORDED IN VOLUME 1762, PAGE 35 OF THE DEED RECORDS OF DAVIDSON COUNTY, TENNESSEE IS UNLOCATABLE AND NOT SHOWN.

1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-8400

PERCHERON
www.perotheronllc.com SURVEY, LLC

REVISIONS		
1	12-29-15	CREATED 8.5" X 11"
2		
4		
5		
6		
7		

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
8.1462 ACRE
(354,847 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE:	12-29-15
DRAWN:	JRW
CHECKED:	SJB
SCALE:	N.T.S
JOB#	189.0004.006