THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42226

BILL GARRETT, Davidson County
Trans:T20160014196 DEEDWARR
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20160222-0016366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND 00/100 ($25,000.00) DOLLARS, cash in hand paid by COTTAGE PARTNERS, receipt of which is hereby acknowledged, I, BARBARA SUE GARAY, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said COTTAGE PARTNERS, and assigns, a certain tract or parcel of land as follows:

Being a tract of land in Davidson County, Tennessee, said property being the remaining part of the property conveyed to W. J. NEWSOM, his heirs and assigns, per Deed of Record in Deed Book No. 362, Page No. 106 as recorded in the Register's Office of Davidson County, Tennessee. Said property being more particularly described as follows:

Beginning at an iron rod set at the intersection of the north margin of the CSX Railroad with the south margin of U. S. Highway No. 70 at a distance of 30 feet from the center of said highway, said point being a point on curve of a curve to the left having a radius of 1308.77 feet; thence 568.72 feet along the arc of said curve with the south margin of U. S. Highway No. 70, the long chord of which bears South 74 deg. 56 min. 08 sec. East, 564.26 feet; thence South 02 deg. 36 min. 56 sec. West, 10.00 feet to the point of curvature of a curve to the left having a radius of 1318.77 feet; thence 128.91 feet along the arc of said curve, the long chord of which bears North 89 deg. 48 min. 55 sec. East, 128.86 feet to the point of tangency of said curve; thence North 02 deg. 59 min. 06 sec. West, 10.00 feet to the point of curvature of a curve to the left having a radius of 1308.77 feet; thence 663.77 feet along the arc of said curve, the long chord of which bears North 72 deg. 29 min. 08 sec. East, 656.68 feet to the point of tangency of said curve; thence continuing along the south margin of U. S. Highway No. 70 to points as follows: North 53 deg. 44 min. 16 sec. East, 566.80 feet; South 36 deg. 15 min. 44 sec. East, 10.00 feet; North 53 deg. 49 min. 26 sec. East, 43.16 feet to the point of curvature of a curve to the right having a radius of 5597.75 feet; thence 206.85 feet along the arc of said curve, the long chord of which bears North 53 deg. 09 min. 02 sec. East, 206.84 feet to the point of tangency of said curve; thence North 35 deg. 47 min. 27 sec. West, 10.00 feet to the point of curvature of a curve to the right having a radius of 5607.75 feet; thence 229.32 feet along the arc of said curve, the long chord of which bears North 55 deg. 22 min. 50 sec. East, 229.31 feet to an iron rod set at a corner of the Robert G. Sullivan et ux property; thence leaving the south margin of U. S. Highway No. 70 along a boundary line of the Sullivan property South 50 deg. 54 min. 14 sec. East, passing through an iron rod set on the northwest bank of the Harpeth River at 98.55 feet and continuing on in all 113.55 feet to a point at the edge of said river; thence along the edge of the Harpeth River to points as follows: South 70 deg. 41 min. 02 sec. West, 210.12 feet; South 56 deg. 57 min. 16 sec. West, 364.02 feet; South 53 deg. 19 min. 25 sec. West, 500.74 feet; South 45 deg. 26 min. 51 sec. West, 357.77 feet; South 37 deg. 46 min. 06 sec. West, 209.53 feet; South 48 deg. 57 min. 13 sec. West, 113.44 feet to a point at the intersection of the north margin of the CSX Railroad with the northwest edge of the Harpeth River, said point being a point on curve of a curve to the right having a radius of 2925.55 feet; thence 493.92 feet along the arc of said curve with the north margin of the CSX Railroad, the long chord of which bears North 64 deg. 15 min. 12 sec. West, 493.33 feet to an iron rod set at the point of tangency of said curve; thence

continuing along the north margin of the CSX Railroad at a distance of 50 feet from the center of said railroad North 59 deg. 02 min. 02 sec. West, 484.03 feet to the point of beginning, containing 5.54 acres, more or less, by Darrin Christy, TN RLS No. 1821.

Being part of the same property conveyed to W.J. Newsom by deed of record in Book 362, Page 106, in the Register's Office of Davidson County, Tennessee. Also being part of the same property interest in which title vested in A.F. Newsom, deceased, having died intestate. The said A.F. Newsom having since died testate, naming Georgia Josephine Newsom, as his Sole Devisee under his Will of record in Will Book 5, Page 345, in the County Court of Greene County, Tennessee. Also being part of the same property in which Georgia Josephine Newsom and Chas L. Newsom conveyed their 2/3 undivided interest to Mattie Newsom Greer by deed of record in Book 874, Page 627, in the Register's Office of Davidson County, Tennessee. Also being part of the same property devised to William J. Newsom by Last Will and Testament of Mattie Newsom Greer, and of record in Will Book 58, Page 317, in the Probate Court of Davidson County, Tennessee. Also being part of the same property devised to Madeline Newsom by Last Will and Testament of William J. Newsom of record in Will Book 4998, Page 9648, in the Probate Court of Davidson County, Tennessee. Also being part of the same property devised to Barbara Sue Garay by Last Will and Testament of Madeline Virginia Newsom of record in Will Book 26, Page 22, in the Probate Court of Wilson County, Tennessee.

This conveyance is subject to the right-of-way of Highway 70 granted to Davidson County, Tennessee, and of record in Book 747, Page 61, in the Register's Office of Davidson County, Tennessee, (also known as Charlotte Pike).

This conveyance is subject to easements for roadways and right-of-ways as set forth in the deeds of record in Book 58, Page 613; Book 58, Page 615; Book 178, Page 512 and Book 548, Page 435, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Declaration of Taking of record in Book 4277, Page 568, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Judgement in favor of Tennessee Valley Authority, of record in Book 4581, Page 312, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way deed of record in Book 2702, Page 105, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement of Dedication for Easement for Sanitary Sewers of record in Book 4817, Page 780, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Grant of Private Water, Sewer and Gas Line Easements, of record in Instrument No. 20030619-0085046, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of CSX Railroad to expand to its full chartered width.

This conveyance is subject to all matters shown on property survey by Phillip Darrin Christy, dated October 9, 2007.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said COTTAGE PARTNERS, its successors and assigns, forever. And I do covenant with the said COTTAGE PARTNERS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said COTTAGE PARTNERS, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 18th day of February, 2016.

Barbara Sue Garay

BARBARA SUE GARAY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BARBARA SUE GARAY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of February, 2016.

J. M. Barrett

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of February, 2016.

NOTARY PUBLIC

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires: 3-8-16

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Tax Map 126

Parcel No. 43.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
COTTAGE PARTNERS
6 Hwy 70
Nashville, TN 37221