BILL GARRETT, Davidson County
Trans:T20160053726 DEEDWARR
Recvd: 06/23/16 14:37 9 pgs
Fees:48.00 Taxes:333.00
20160623-0064271

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.
17300012200

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 LARRY MULLINS and wife, MARCIA D. MULLINS, of 320 Seven Springs Way, Suite 120, Brentwood, TN 37027, 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, a certain tract of land situated along Barnes Road in Davidson County, State of Tennessee, described as follows:

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

Being the same property that Arthur E. Wair, Jr., acquired by General Warranty Deed dated December 18, 1975, from George W. Wair and wife, Mary Elizabeth Wair, of record in Deed Book 4989, Page 448; and then subsequently devised to Grantor Larry Mullins in his Last Will and Testament dated February 8, 2012, admitted to probate upon his death on June 28, 2012, as Case No. 12P1126 in the Probate Court of Davidson County, Tennessee. For further source of title see the Affidavit of Heirship of Arthur E. Wair, Jr., dated January 2, 2014, and admitted to record January 15, 2014, as Instrument Number 20140115-0003967 in the Register of Deeds Office, Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereunto belonging and hereby conveyed to said GRANTEE, its successors and assigns forever; and GRANTORS covenant with said GRANTEE that they are lawfully seized and possessed of said tract of land in fee simple, have a good and lawful right to convey the same,

and that said tract of land 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 title to the aforesaid tract of land against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed on this 23rd day of June, 2016.

GRANTOR:

LARRY MULLINS

MARCIA D. MULLNS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared LARRY MULLINS and wife, MARCIA D. MULLINS, 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.

Witness my hand and seal at office in the aforesaid state and county on this 23rd day of June, 2016.

Notary Public
My commission expires: 8/21/2019

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

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 $90,000.00.

Affiant

Subscribed and sworn to before me on this 23rd day of June, 2016.

Notary Public
My commission expires: 8/21/2019

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

EXHIBIT A

Legal Description

The following legal description is derived from a survey dated, April 6, 2016, 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 2.7322 acre (119,013 square feet) tract of land located in the 31st Councilmanic District, City of Antioch, Davidson County, Tennessee; said 2.7322 acre tract being a part of the remainder of a called 35 acre tract of land as recorded in Book 999, Page 267, at the Register of Deeds Office, Davidson County, Tennessee (R.D.D.C.TN), and all of a called 3.07 acre tract as recorded as Instrument Number 20140015-0003967, R.D.D.C.TN; said 2.7322 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 stone monument found in a south line of a called 45-acre tract conveyed to Emory H. Smith, et ux., in Book 4348, Page 216, R.D.D.C.TN, the northwest corner of a called 16.69-acre tract conveyed to Columbia Gulf Transmission, LLC, in Instrument No. 20160107-0001534, R.D.D.C.TN, and the northeast corner of the herein described tract;

THENCE, South 01 degrees 51 minutes 47 seconds West, a distance of 831.40 feet along a west line of said 16.69-acre tract to a 5/8-inch iron rod with cap stamped "PERCHERON SURVEY LLC" found for the southeast corner of the herein described tract and at an interior westerly corner of said 16.69-acre tract;

THENCE, South 79 degrees 45 minutes 23 seconds West, a distance of 295.25 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" found in the north right-of-way line of Barnes Road (called 50-feet wide), for the south corner of the herein described tract and the beginning of a curve to the left;

THENCE, 183.41 feet (called 193.70 feet) along the arc of said curve to the left having a radius of 313.77 feet, a central angle of 33 degrees 29 minutes 56 seconds, and a chord that bears North 39 degrees 35 minutes 42 seconds West, a distance of 180.81 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;

THENCE, North 05 degrees 56 minutes 32 seconds East, a distance of 18.75 feet (called North 05 degrees 11 minutes East, 20 feet) to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set at a westerly interior corner of the herein described tract and the southeast corner of said Smith tract;

THENCE, North 87 degrees 12 minutes 15 seconds East, a distance of 272.93 feet (called North 86 degrees 17 minutes 46 seconds East, 272.92 feet) along the south line of said Smith tract to a 1/2-inch iron rod found for the interior corner of the herein described tract and southeasterly corner of said Smith tract;

THENCE, North 08 degrees 08 minutes 25 seconds East, a distance of 727.04 feet (called North 06 degrees 48 minutes 44 seconds East, 728.42 feet) along an east line of said Smith tract to a 5/8-inch iron rod found for the northwest corner of the herein described tract and an interior corner of said Smith tract;

THENCE, South 82 degrees 14 minutes 08 seconds East, a distance of 55.83 feet along a southerly line of said Smith tract to the **POINT OF BEGINNING** and containing 2.7322 acres (119,013 square feet) of land, more or less (**see Exhibit C attached hereto**).

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes responsibility for 2016, and all subsequent years' real property taxes for Map and Parcel Number 17300012200.

2. All matters as shown on the plat of survey of the herein described tract of land, dated April 6, 2016, 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 Exhibit C.

3. Right of Way Agreement for Public Roads (being a strip of land 120 feet in length, and containing .03 acres, more or less), 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. Right of Way Deed for road purposes (being a right of way for Barnes Road in the Fifth (5th) Civil District), dated November 8, 1956, of record in Book 2739, Page 581, in the Office of the Register of Deeds for Davidson County, Nashville, Tennessee.

EXHIBIT C

LEGEND

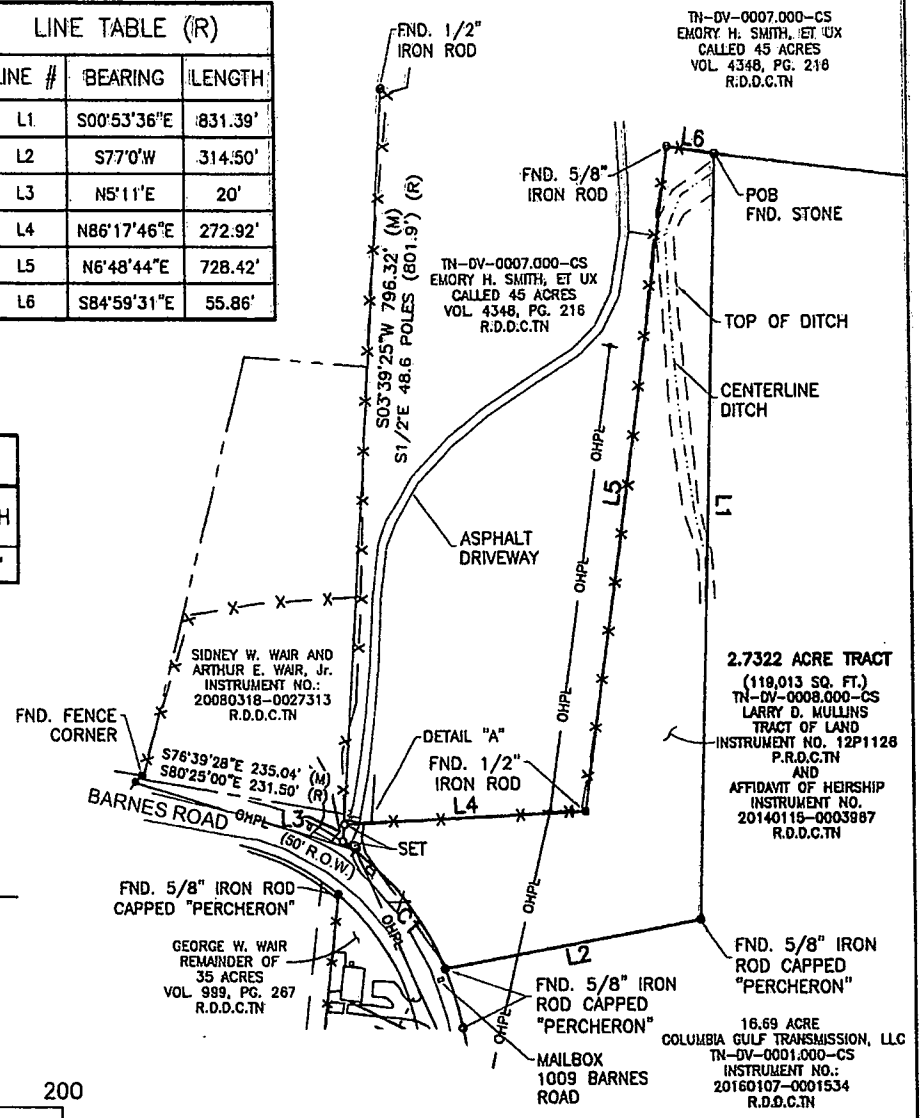
- UTILITY POLE
- GUY ANCHOR
- SIGN
- POB – POINT OF BEGINNING
- ⊙ SET – SET 5/8" IRON ROD WITH CAP STAMPED "PERCHERON SURVEY LLC"
- (M) – MEASURED
- (R) – RECORDED
- R.D.D.C.TN. – REGISTAR OF DEEDS OF DAVIDSON COUNTY, TENNESSEE
- OHPL — OVERHEAD ELECTRIC
- PL — EXISTING PIPELINE
- DEED LINES (NOT SURVEYED)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

LINE TABLE (M)		
LINE #	BEARING	LENGTH
L1	S01°51'47"W	831.40'
L2	S79°45'23"W	295.25'
L3	N05°56'32"E	18.75'
L4	N87°12'15"E	272.93'
L5	N08°08'25"E	727.04'
L6	S82°14'08"E	55.83'

LINE TABLE (R)		
LINE #	BEARING	LENGTH
L1	S00°53'36"E	831.39'
L2	S77°0'W	314.50'
L3	N5°11'E	20'
L4	N86°17'46"E	272.92'
L5	N6°48'44"E	728.42'
L6	S84°59'31"E	55.86'

CURVE TABLE (MEASURED)					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	183.41'	313.77'	033°29'56"	180.81'	N39°35'42"W

(RECORDED)	
CURVE #	LENGTH
C1	193.70'



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

4/6/16
DATE

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

N

0 200

1 INCH = 200 FT.

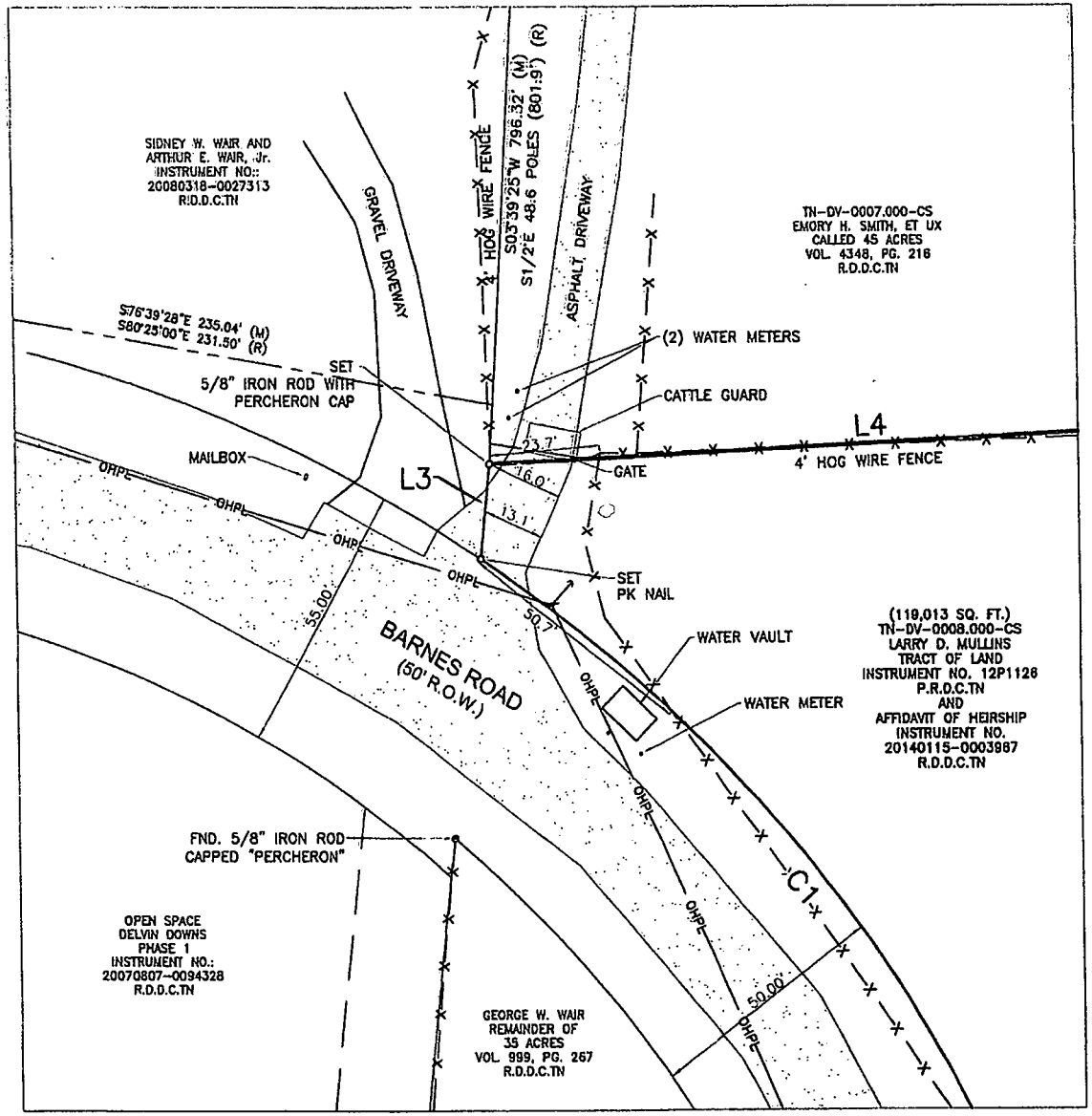
1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-8400
www.percheronllc.com
PERCHERON
PROFESSIONAL SERVICES, LLC

REVISIONS		
1		
2		
3		
3		
3		

GENERAL PROPERTY SURVEY

SURVEY MAP OF A
2.7322 ACRE
(119,013 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF ANTIOCH
DAVIDSON COUNTY, TENNESSEE

DATE:	04-06-16
DRAWN:	JRW
CHECKED:	TLR
SCALE:	1"=200'
JOB#:	50.000118.0016



DETAIL "A"
(N.T.S.)

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

1. THIS SURVEY RELIES ON THE LIMITED TITLE CERTIFICATE ISSUED BY PERCHERON FIELD SERVICES, DATED 08/13/2015 AND THE PROPERTY SHOWN HEREIN IS ALL OF A CALLED 3.07 ACRES OF LAND AS RECORDED IN THE INSTRUMENT NO. 12P1126 OF THE PROBATE RECORDS OF DAVIDSON COUNTY, TENNESSEE.

2. FIELD WORK PERFORMED MARCH 2016.

3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATEMAP FOR DAVIDSON COUNTY, TENNESSEE, MAP NUMBER 47037C0364F, DATED APRIL20, 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: 1000 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. PROPERTY IS CLASSIFIED AS 81-SINGLE FAMILY DWELLING.

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. RIGHT OF WAY DEED DATED NOVEMBER 8, 1956 AND RECORDED FEBRUARY28, 1958 FROM G.W. WAIR AND WIFE, MARY E. WAIR TO DAVIDSON COUNTY, TENNESSEE FILED OF RECORD IN VOLUME 2739, PAGE 581, OF THE DEED BOOKS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN AND APPEARS TO BE PART OF BARNES ROAD.

B. RIGHT OF WAY AGREEMENT FOR PUBLIC ROADS DATED AUGUST 11, 1949 AND RECORDED OCTOBER 24, 1949 FROM GEORGE WAIR TO COUNTY OF DAVIDSON, STATE OF TENNESSEE FILED OF RECORD IN VOLUME 1762, PAGE 35, OF THE DEED BOOKS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN AND APPEARS TO BE PART OF BARNES ROAD.

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REVISIONS		
1		
2		
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