BILL GARRETT, Davidson County
Trans:T20160053730 DEEDWARR
Recvd: 06/23/16 14:39 12 pgs
Fees:63.00 Taxes:1572.50
20160623-0064273

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.
17300013400

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, and 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 A.E. Wair, Sr., and Wendell Byron Wair, acquired by General Warranty Deed from George W. Wair, a widower, dated August 31, 1976, of record in Deed Book 5066, Page 365;

For further source of title, see also the Affidavit of Heirship of Arthur E. Wair, Jr., dated January 2, 2014, and admitted to record January 15, 2014, as Instrument Number 20140115-0003968; the Amended Affidavit of Heirship of Wendell Byron Wair, dated March 3, 2016, and admitted to record March 18, 2016, as Instrument Number 20160318-0025789; the Last Will and Testament of Veatrice Campbell Wair, dated February 10, 1997, and admitted to probate on March 21, 2007, as Case No. 07P434 in the Davidson County Probate Court; the Executor's Quitclaim Deed dated January 25, 2008, and admitted to record March 18, 2008, as Instrument Number 20080318-0027314, from Ralph M. Wair, Executor of the Estate of Veatrice Campbell Wair to

Arthur W. Wair, Jr., Juanita Wair Jackson, Ralph M. Wair and Sidney W. Wair; and the Last Will and Testament of A.E. Wair, Sr., dated February 10, 1997, admitted to probate on March 17, 2016, as Case No. 16P484 in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, and admitted to record on April 1, 2016, as Instrument Number 20160401-0030887, contemporaneous with the Order for Muniment of Title as Instrument Number 20160401-0030886, in the Register of Deeds Office of Davidson County, Nashville, 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:

Ralph Michael Wair
RALPH MICHAEL WAIR
(aka RALPH MICHAEL WAIR, SR.)

Sandra Wair
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.

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

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

Kimble Clark Reid
Notary Public
My commission expires: 8/21/2019

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.

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

Kimble Clark Reid
Notary Public
My commission expires: 8/21/2019

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

GRANTOR:

Stonewall Jackson Jr for
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 Jr for
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 23rd day of June, 2016.

Kimble Clark Reid
Notary Public
My commission expires: 8/21/2019

KIMBLE CLARK REID
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

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 $425,000.00.

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 1, 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 2.9555 acre (128,739 square feet) tract of land located in the 31st Councilmanic District, City of Antioch, Davidson County, Tennessee; said 2.9555 acre tract being part of the remainder of a called 35 acre tract of land as recorded in Book 999, Page 267, and all of the property described in Instrument No. 20140115-0003968 at the Register of Deeds Office, Davidson County, Tennessee (R.D.D.C.TN); said 2.9555 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 with cap stamped "PERCHERON SURVEY LLC" found at a northeast corner of the subdivision titled "Delvin Downs, Phase I" recorded as Instrument No. 20070807-0094328 at the Register of Deeds Office, Davidson County, Tennessee (R.D.D.C.TN), and in the easterly line of the said remainder of the called 35-acre tract of land; also being in the south right-of-way line of Barnes Road (50-feet wide);

THENCE, 183.14 feet along the said south line of Barnes Road and the arc of said curve to the right having a radius of 263.77 feet, a central angle of 39 degrees 46 minutes 57 seconds, and a chord that bears South 30 degrees 33 minutes 29 seconds East, a distance of 179.49 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" set for a point of tangency;

THENCE, South 10 degrees 40 minutes 01 second East, a distance of 46.56 feet, along the said south line of Barnes Road, to a 5/8-inch iron rod with cap stamped "PERCHERON SURVEY LLC" set at the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 10 degrees 40 minutes 01 seconds East, a distance of 168.65 feet, along the said south line of Barnes Road, to an easterly corner of the herein described tract and the point of curvature of a curve to the left;

THENCE, 237.50 feet, along the said south line of Barnes Road and passing a 5/8-inch iron rod found at a distance of 4.26 feet and continuing with the arc of said curve to the left having a radius of 357.09 feet, a central angle of 38 degrees 06 minutes 29 seconds, and a chord that bears South 29 degrees 43 minutes 15 seconds East, a distance of 233.15 feet to a 5/8-inch iron rod with a cap stamped "PERCHERON SURVEY LLC" found at the northeast corner of a called 8.1462 acre tract recorded as Instrument No. 20160107-0001534, R.D.D.C.TN.

THENCE, South 44 degrees 13 minutes 58 seconds West, a total distance of 509.07 feet, passing a 4"x4" stone at a distance of 13.12 feet, a 1-1/2-inch iron rod found at 507.08 feet, and continuing to a 5/8-inch iron rod with cap stamped "PERCHERON SURVEY LLC" found at the northwest corner of said 8.1462 acre tract, the southwest corner of the herein described tract and in an east line of the said subdivision titled "Delvin Downs, Phase 1";

THENCE, North 06 degrees 37 minutes 37 seconds East, a distance of 753.11 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 northwesterly corner of the herein described tract;

THENCE, South 82 degrees 54 minutes 21 seconds East, a total distance of 122.33 feet, to the **POINT OF BEGINNING** and containing 2.9555 acres (128,739 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 17300013400.

2. All matters as shown on the plat of survey of the herein described tract of land, dated April 1, 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
- POC – POINT OF COMMENCING
- o 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	183.14'	263.77'	039°46'57"	S30°33'29"E	179.49'
C2	237.50'	357.09'	038°06'29"	S29°43'15"E	233.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S10°40'01"E	48.56'
L2	S10°40'01"E	168.65'
L3	S44°13'58"W	509.07'
L4	N06°37'37"E	753.11'
L5	S82°54'21"E	122.33'

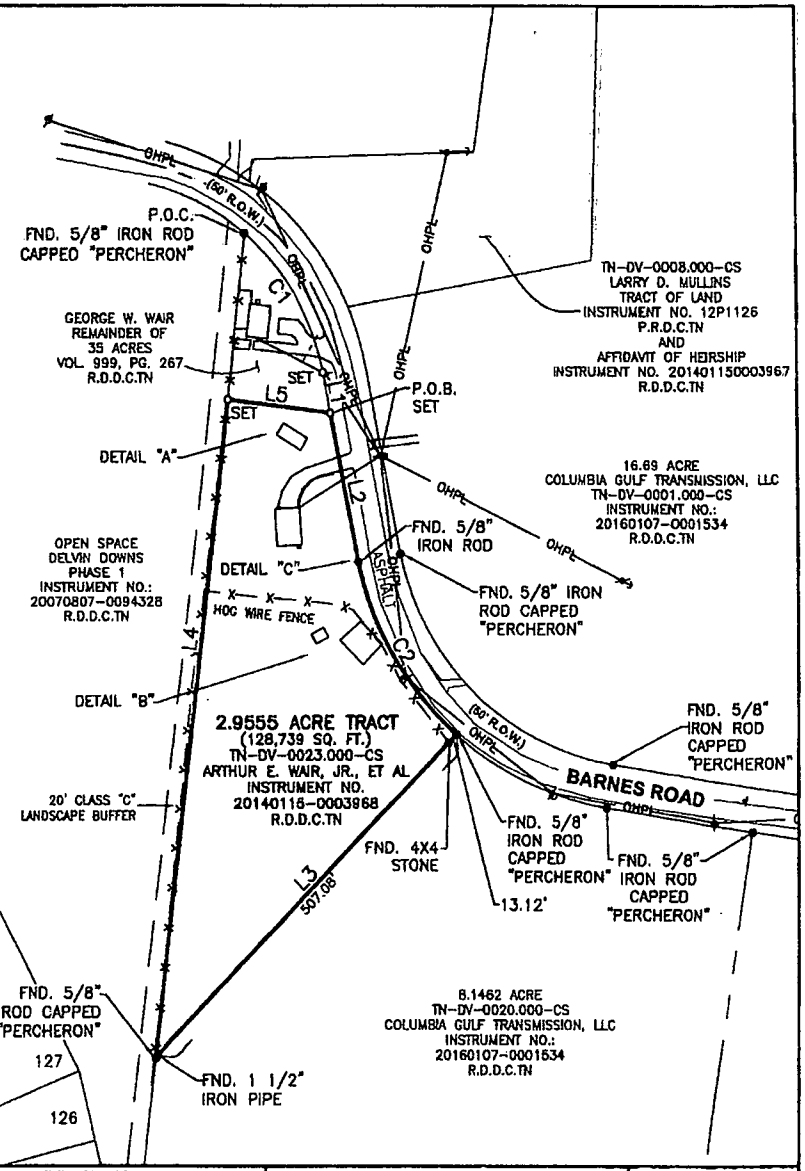
SURVEY CERTIFICATION:

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

4-05-16
DATE

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



0 200
1 INCH = 200 FT.

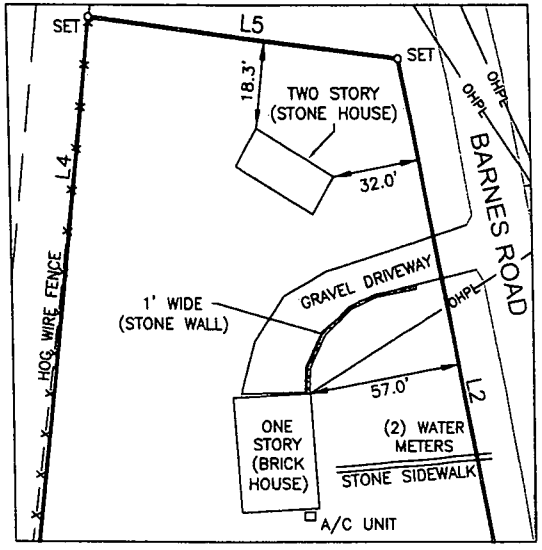
1904 West Grand Parkway North
Suite 200
Katy, Texas 77449
Phone: 832-300-6400
www.percheronllc.com
PERCHERON
PROFESSIONAL SERVICES, LLC

REVISIONS		
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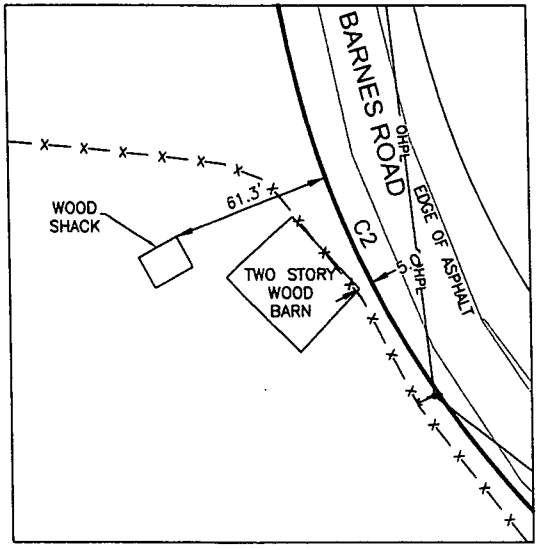
GENERAL PROPERTY SURVEY

SURVEY MAP OF A
2.9555 ACRE
(128,739 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF ANTIOCH
DAVIDSON COUNTY, TENNESSEE

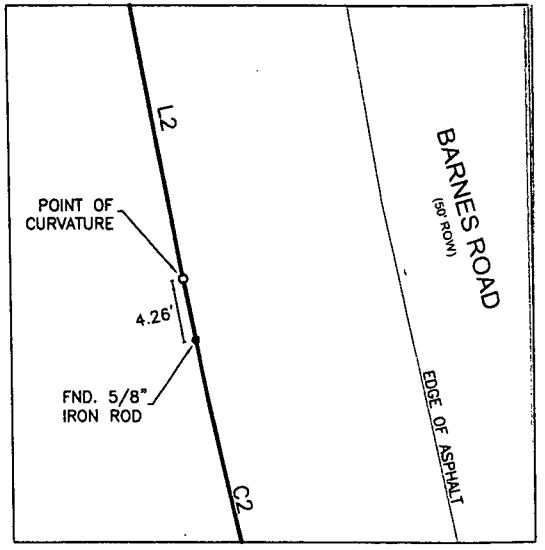
DATE:	04-01-16
DRAWN:	JRW
CHECKED:	TLR
SCALE:	1"=200'
JOB#:	50.000118.0014



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



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



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



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

REVISIONS		
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GENERAL PROPERTY SURVEY

SURVEY MAP OF A
2.9555 ACRE
(128,739 SQ. FT.) TRACT
31ST COUNCILMANIC DISTRICT
CITY OF ANTIOCH
DAVIDSON COUNTY, TENNESSEE

DATE:	04-01-16
DRAWN:	JRW
CHECKED:	TLR
SCALE:	N.T.S
JOB#:	50.000118.0014

NOTES

1. THIS SURVEY RELIES ON THE LIMITED TITLE CERTIFICATE ISSUED BY PERCHERON FIELD SERVICES DATED 01/12/16 AND IS PART OF THE REMAINDER OF A CALLED 35 ACRE TRACT CONVEYED TO JUANITA CARMINE JACKSON, ET. AL., RECORDED IN VOLUME 999, PAGE 267, R.D.D.C., TN. AND ALL OF THE PROPERTY DESCRIBED AT INSTRUMENT NO. 20140115-0003968.

2. FIELD WORK PERFORMED MARCH 2016.

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: 1098 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 PROFESSIONAL SERVICES, LLC OF THIS TRACT.

11. LIMITED TITLE CERTIFICATE NOTES:

   A. RIGHT OF WAY DEED DATED NOVEMBER 8, 1956 AND RECORDED FEBRUARY 28, 1958 FROM G.W. WAIR AND HIS WIFE, MARY E. WAIR TO DAVIDSON COUNTY, TENNESSEE FILED OF RECORD IN VOLUME 2739, PAGE 581, OF THE DEED RECORDS 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 RECORDS OF DAVIDSON COUNTY, TENNESSEE IS NOT SHOWN AND APPEARS TO BE PART OF BARNES ROAD.

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REVISIONS		
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GENERAL PROPERTY SURVEY

SURVEY MAP OF A
2.9555 ACRE
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31ST COUNCILMANIC DISTRICT
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DATE:	04-01-16
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