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

28687-1A
Box #14

ADDRESS NEW OWNER:

Paul Boles and Jaclyn Boles
6130 S. Mt. Juliet Road
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

In Davidson County
13800014600
13800010100
13800002600
P/O 13800002500

In Wilson County
12000104
12000103

Davidson County DEEDWARR
Recvd: 08/09/16 14:58 6 pgs
Fees:33.00 Taxes:4625.00
20160809-0082924

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **VICTORIA A. HEIL** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **PAUL M. BOLES AND JACLYN R. BOLES, HUSBAND AND WIFE** (hereinafter referred to as the "**Grantees**"), their heirs and assigns, certain land situated in Davidson, Wilson and Rutherford Counties in the State of Tennessee, described as follows:

LAND TRACT 1 – Davidson County M/P 13800014600 and Part of M/P 13800002500

Being a parcel of land in the Twelfth Councilmanic District (formerly Fourth Civil District of Davidson County, Tennessee - street address being 6130 South Mount Juliet Road, Hermitage, Tennessee 37076) and shown as Parcels No. 025 and 146 on Davidson County Property Map 138 and being described according to a survey dated September 13, 1998, by George C. Gregory, Registered Land Surveyor No. 1331, and known as Project No. 98-146;

BEGINNING at an iron pin set this survey (approximately three feet south of a stone entrance wall and asphalt driveway) in the easterly margin of South Mount Juliet Road 1,891 feet, more or less, North of the North margin of Couchville Pike, said iron pin being the Northwest corner of property conveyed to Ronnie D. Richards and wife, Phyllis T. Richards by deed of record in Deed Book 5678, Page 800, Register's Office of Davidson County, Tennessee, and also being the Southwest corner of the parcel being described; Thence, with said East margin of South Mount Juliet Road, N 17° 20' 57" E, 145.64 feet to an iron pin set this survey; Thence, continuing with said East margin of South Mount Juliet Road, S 72° 39' 03" E, 10 .00 feet to an iron pin set this survey; Thence, continuing with said East margin of South Mount Juliet Road, N 17° 20' 57" E, 311.01 feet to an iron pin set this survey and the beginning of a curve to the left; Thence, continuing with said East margin of South Mount Juliet Road and a curve to the left, having a radius of 1,472.40 feet and a chord running N 16° 16' 08" E, 55.522 feet, a distance along said curve of 55.53 feet to an iron pin set this survey; Thence, continuing with said East margin of South Mount Juliet Road, N 74° 48 ' 41" W, 10.00 feet to an iron pin set this survey and the beginning of a curve to the left; Thence, continuing with said East margin of South Mount Juliet Road and a curve to the left, having a radius of 1,462.40 feet and a chord running N 10° 48' 34" E, 223.326 feet, a distance along said curve of 223.54 feet to an iron pin set this survey, said iron pin being the Northwest corner of the property being described and also being the Southwest corner of property conveyed to Sherman O'Neal and wife, Dorothy J. O'Neal by deed of record in Deed Book 9661, Page 522, Register's Office of Davidson County, Tennessee; Thence, leaving said East margin of South Mount Juliet Road and running with said O'Neal's South line, S 85° 15' 00" E, 939.37 feet to an existing iron pin; Thence, continuing with said O'Neal's South line, S 04° 06' 22" W, 313.62 feet to an existing iron pin; Thence, continuing with said O'Neal's South line, S 88° 45' 06' E, 491.43 feet to an existing Parker-Kalon nail driven in a rock; Thence, with said O'Neal's East line, N 03° 52' 28" E, 333.62 feet to an existing iron pin in the South line of property conveyed to Vernon D. Whitt and wife, Marilee Whitt by deed of record in Deed Book 5775, Page 614, Register's Office of Davidson County, Tennessee; Thence, with said Whitt's South line, S 85° 19' 26" E, 1,481.95 feet to an existing iron pin at a fence corner, in the West line of property assessed in Wilson County, Tennessee (approximately 0.9 acres of the property being described physically lies in Wilson County, but is assessed totally in Davidson County); Thence, with said West line of said Wilson

County parcel and also with Davidson County Parcels No. 026 and 101, S 05° 04' 42" W, 520.46 feet to an existing iron pin, said iron pin being the Northeast corner of property conveyed to said Ronnie D. Richards, et ux and also being the Southeast corner of property being described; Thence, with said Richard's North line, N 85° 16' 23" W, 495.04 feet to an existing iron pin; Thence, continuing with said Richard's North line, S 04° 45' 56" W, 250.61 feet to an existing iron pin; Thence, continuing with said Richard' s North line, N 85° 18' 15" W, 2,546.35 feet, passing a witness pin set this survey at 2,346.35 feet, then crossing an existing asphalt driveway, to the POINT OF BEGINNING.
Containing 44.4715 acres, more or less (Parcel No. 146 contains 10.0347 acres, more or less, and Parcel No. 025 contains 34.4368 acres, more or less).

BEING all of the same property conveyed to Eric L. Raefsky and wife, Victoria A. Heil by Warranty Deed dated September 25, 1998 from Robert B. Smith and wife, Georgia Dell Smith, of record in Book 11135, Page 955, Register's Office for Davidson County, Tennessee. The said Eric L. Raefsky having died August 5, 2014, the property vested in Victoria A. Heil as surviving tenant by the entirety.

INCLUDED in the foregoing legal description, BUT EXCLUDED from this conveyance is the following Land in Davidson County, Tennessee, as described in the Category "1" Survey of Property of Eric L. Raefsky and Victoria A. Heil located at 6130 South Mt. Juliet Road, by R.L. Spears & Co., Robert L. Spears, TN R.L.S. #126, dated July 12, 2016, revised July 15, 2016 and being J# 3629, as follows:

BEGINNING at an iron rod on the easterly right-of-way of South Mt. Juliet Road, said point being the southwesterly corner of subject tract and also being the southwesterly corner of the total Raefsky and Heil property; Thence, with said easterly right-of-way, North 22°-19'-10" East, 51.25 Feet to an iron rod; Thence, leaving said right-of-way with the remaining Raefsky and Heil property, South 80°-21'-27" East, 1596.42 Feet to an iron rod; Thence, North 2°-45'-28" East, 206.87 Feet to an iron rod; Thence South 85°-09'-34" East, 289.57 Feet to an iron rod; Thence, with a fence, South 85'-09"-34" East, 727.83 Feet to an iron rod; Thence, with a fence, South 7°-22'-59" West, 91.01 Feet to an iron rod; Thence, with a fence, being property of Ronnie D. Richards, et ux, Deed Book 00005678-0000800, R.O.D.C., TN, North 80°-17'-23" West, 53.56 Feet to an iron rod; Thence, with a fence, South 9°-48'-20" West, 249.67 Feet to an iron rod; Thence, with a fence, North 80°-21'-27" West, 2546.02 Feet to the POINT OF BEGINNING, and containing 8.40 acres, more or less. TOGETHER WITH the access easements described in Shared Driveway Easement, of record in Book 8890, Page 648, Register's Office for Davidson County, Tennessee, and in Shared Driveway Easement, of record in Book 9185, Page 461, said Register's Office, as modified in Release of Interests in Shared Driveway Easement, Book 11135, Page 945, and in Shared Driveway Easement Modification Agreement, Book 11135, Page 953, said Register's Office.

THE INCLUDED BUT EXCLUDED property having been conveyed to Paul Boles and Jaclyn Boles by Warranty Deed dated August 1, 2016 from Victoria A. Heil, of record in Instrument No. 20160803-0080155, Register's Office for Davidson County, Tennessee.

LAND TRACT 2 – Wilson County M/P 12000104 and Davidson County M/P 13800010100

A tract of land located partially in the 25th Civil District of Wilson County, Tennessee and partially in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract of land, said corner being the Northeast corner of a parcel of land owned by Vernon Dean Whitt and wife, Marilee Whitt, of record in Deed Book 383, Page 228, Register's Office for Wilson County, Tennessee; thence, South 86 degrees 47 minutes 53 seconds East 865.52 feet to a point, said point being the Northeast corner of the herein described tract; thence, South 6 degrees 10 minutes 1 seconds West 1,148.75 feet to a point, said point being the Southeast corner of the herein described tract; thence, North 80 degrees 32 minutes 18 seconds West 107.78 feet to a point; thence, South 59 degrees 25 minutes 12 seconds West 18.58 feet to a point; thence, North 82 degrees 1 minutes 6 seconds West 417.51 feet to a point; thence, with a line crossing into Davidson County, Tennessee, North 79 degrees 51 minutes 39 seconds West 401.13 feet to a point, said point being located in Davidson County and being the Southwest corner of the herein described tract; thence, with a line which crosses back into Wilson County, North 10 degrees 2 minutes 55 seconds East 695.89 feet to a point on the eastern boundary of the Whitt parcel; thence, continuing with the eastern boundary of the Whitt parcel North 17 degrees 49 minutes 1 seconds West 11.25 feet to a point; thence, continuing with the eastern boundary of the Whitt parcel North 13 degrees 10 minutes 35 seconds East 87.43 feet to a point; thence, continuing with the eastern boundary of the Whitt parcel North 10 degrees 47 minutes 39 seconds East 277.52 feet to the POINT OF BEGINNING, containing

approximately 23.15 acres, more or less, according to the survey dated April 26, 2002, by Steven B. Finley, Tennessee Registered Land Surveyor No. 1697, of Lebanon, Tennessee, drawing ROSS2.DC2.

BEING all of the same property conveyed to Eric L. Raefsky and wife, Victoria A. Heil by Warranty Deed dated September 23, 2004 from Vernon Dean Whitt, of record in Instrument No. 20050211-0015794, Register's Office for Davidson County, Tennessee, and of record in Book 1076, Page 673, Register's Office for Wilson County, Tennessee. The said Eric L. Raefsky having died August 5, 2014, the property vested in Victoria A. Heil as surviving tenant by the entirety.

LAND TRACT 3 – Davidson County M/P 13800002600

LAND in the 4th Civil District, Davidson County, TN, being shown on Davidson County Property Map 138, Parcel 026, (Property also lies partially in Wilson County and Rutherford County):

BEGINNING at an iron rod on the East line of property of Eric Raefsky and Victoria A. Heil, Deed Book 11135, Page 955, said point being the northwesterly corner of subject tract and the southwesterly corner of the Vernon Whitt property, Deed Book 909, Page 610; Thence, with the Whitt property, South 79°-51'-10" East, 401.07 Feet to an iron rod; Thence, South 82°-00'-54" East, 417.47 Feet to an iron rod; Thence, North 59°-48'-37" East, 18.62 Feet to a point; Thence, South 81°-12'-05" East, 107.25 Feet to an iron rod; Thence, with property of Ralph Cook, Deed Book 909, Page 604, South 80°-02'-30" East, 152.40 Feet to an iron rod; Thence, South 80°-54'-46" East, 494.05 Feet to an iron rod; Thence, South 79°-21'-34" East, 361.85 Feet to an iron rod; Thence, with property of Zimmerman Family Partnership, Deed Book 448, Page 135, South 30°-39'- 56" East, 24.47 Feet to an iron rod; Thence, South 9°-47'-47" West, 399.89 Feet to an iron rod; Thence, South 10°-14'-13" West, 337.32 Feet to an iron rod; Thence, with property of Greg Hutchinson, Deed Book 20030709, Page 94615, North 86°-11'-24" West, 322.84 Feet to a post; Thence, North 87°-57'-52" West, 189.99 Feet to an iron rod; Thence, North 85°-50'-44" West, 225.76 Feet to an iron rod; Thence, North 87°-41'-43" West, 326.55 Feet to a post; Thence, North 86°-15'-31" West, 176.36 Feet to a 20-inch Cedar; Thence, South 85°-08'-06" West, 146.81 Feet to an iron rod; Thence, North 55°-33'-22" West, 11.93 Feet to an iron rod; Thence, North 19°-36'-19" West, 9.15 Feet to post of old gate; Thence, North 8°-45'-12" East, 45.63 Feet to an iron rod; Thence, North 85°-02'-19" West, 550.06 Feet to an iron rod; Thence, North 85°-02'-19" West, 18.76 Feet to a point; Thence, with property of Robert Beckham, Deed Book 5680, Page 529, North 9°-41'-26" East, 230.69 Feet to an iron rod; Thence, with property of Robert Smith, Deed Book 5680, Page 748, North 9°-41'-26" East, 257.44 Feet to an iron rod; Thence, with property of Ronnie Richards, Deed Book 5778, Page 800, North 9°-35'-08" East, 300.28 Feet to an iron rod; Thence, with property of Eric Raefsky and Victoria A. Heil, Deed Book 11135, Page 955, North 9°-11'-21" East, 111.73 Feet to THE POINT OF BEGINNING, and containing 38.10 acres, more or less.

BEING all of the same property conveyed to Eric L. Raefsky and Victoria A. Heil, husband and wife, by Warranty Deed dated May 15, 2004 from Heirs of Mamie L. Carter Clemmons, Curtis W. Carter, a married man, Warren Lee Carter, a married man, LaUna Carter Ewin, a single woman, Marsha Carter Thompson, a single woman, Marcus D. Carter, a single man and Anita Carter Payne, a married woman, of record in Instrument No. 20040618-0072659, Register's Office for Davidson County, Tennessee. The said Eric L. Raefsky having died August 5, 2014, the property vested in Victoria A. Heil as surviving tenant by the entirety.

LAND TRACT 4 – Wilson County M/P 12000103

A tract of land in the 25th Civil District of Wilson County, Tennessee, BEGINNING at the Southwest corner of Lot 43 of Southwinds, Section Three, as shown in Plat Book 18, Page 75, Register's Office for Wilson County, Tennessee, said corner being the Northwest corner of the herein described tract; thence, along the southern boundary of Lots 43, 42, 41, 40, 39 and 38 of Southwinds, Section Three, as shown in Plat Book 18, Page 75, said Register's Office, South 81 deg. 10 min. 37 sec. East 160.17 feet to a point, and thence, South 80 deg. 4 min. 52 sec. East 586.56 feet to a point at the Southeast corner of Lot 38, said Lot 38 being owned by Ralph D. Cook and wife, Joni Cook; thence, South 12 deg. 14 min. 49 sec. West 7.89 feet to a point; thence, South 78 deg. 16 min. 39 sec. East 284.61 feet to a point; thence, South 47 deg. 51 min. 10 sec. East 12.32 feet to a point, being the easternmost point, and a Northeast corner, of the herein described tract; thence, South 4 deg. 1 min. 8 sec. West 272.30 feet to a point; thence, South 3 deg. 7 min. 28 sec. West 258.52 feet to a point; thence, South 4 deg. 17 min. 13 sec. West 203.79 feet to a point; thence, South 4 deg. 46 min. 54 sec. West

52.16 feet to a point; thence, South 3 deg. 40 min. 43 sec. West 269.50 feet to a point; thence, South 5 deg. 15 min. 57 sec. West 415.06 feet to a point; thence, South 10 deg. 22 min. 59 sec. West 801.42 feet to a point; thence, South 12 deg. 18 min. 32 sec. West 100.83 feet to a point; thence, South 62 deg. 14 min. 3 sec. West 14.76 feet to the southernmost point, and a Southeast corner, of the herein described tract; thence, North 79 deg. 20 min. 19 sec. West 361.84 feet to a point; thence, North 80 deg. 54 min. 6 sec. West 493.87 feet to a point; thence, North 80 deg. 32 min. 18 sec. West 152.16 feet to a point, said point being the Southwest corner of the herein described tract; thence, North 6 deg. 10 min. 1 sec. East 2,404.17 feet to the POINT OF BEGINNING, according to the survey dated April 26, 2002, by Steven B. Finley, Tennessee Registered Land Surveyor No. 1697, of Lebanon, Tennessee, drawing ROSS2.DC2.

BEING all of the same property conveyed to Eric Raefsky and Victoria Heil by Warranty Deed dated May 10, 2004 from Ralph D. Cook and wife, Joni Cook, of record in Book 1050, Page 978, Register's Office for Wilson County, Tennessee. The said Eric L. Raefsky having died August 5, 2014, the property vested in Victoria A. Heil as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her 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 Grantor has executed this instrument this 4th day of August, 2016.

Victoria A. Heil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria A. Heil, 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 and seal, at office in Nashville, Tennessee, this 4th day of August, 2016.

JOHN T. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me this
4th day of August, 2016.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 5, 2019

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Davidson County Map and Parcel 13800014600, 13800010100, 13800002600 and part of 13800002500, and Wilson County Map and Parcel 12000104 and 12000103.

LAND TRACT 1

2. Electrical Permit for utility purposes, of record in Book 5703, Page 652, Register's Office for Davidson County, Tennessee.

3. Metro Codes Letter regarding soil absorption system, of record in Book 5912, Page 543, said Register's Office.

4. Shared Driveway Easement, of record in Book 8890, Page 648, said Register's Office.

5. Shared Driveway Easement, of record in Book 9185, Page 461, said Register's Office, as modified in Release of Interests in Shared Driveway Easement, Book 11135, Page 945, and in Shared Driveway Easement Modification Agreement, Book 11135, Page 953, said Register's Office.

6. Agreements Granting Water Line Easement, of record in Book 11135, Page 947 and Book 11135, Page 950, said Register's Office.

7. Applications for Greenbelt Assessment – Agricultural, of record in Instrument No. 20050225-0021048 and Instrument No. 20050225-0021049, said Register's Office.

LAND TRACT 2

8. Rights of others, if any, to use any spring on any boundary of the subject property. Rights of upper and lower riparian owners to the flow of the waters of any spring, creek or stream, free from diminution or pollution. Changes in any boundary of the subject property resulting from erosion or accretion by the flow of any creek, spring or stream forming a boundary of the subject property, as stated in the Deed of record in Instrument No. 20020508-0056777, Register's Office for Davidson County, Tennessee, and in Book 909, Page 610, Register's Office for Wilson County, Tennessee.

9. Application for Greenbelt Assessment – Agricultural, of record in Book 1096, Page 2284, Register's Office for Wilson County, Tennessee.

10. All Matters as shown on the Resubdivision of Whitt Property, of record in Book P24, Page 357, Register's Office for Wilson County, Tennessee.

LAND TRACT 3

11. Application for Greenbelt Assessment – Agricultural, of record in Instrument No. 20050225-0021047, Register's Office for Davidson County, Tennessee.

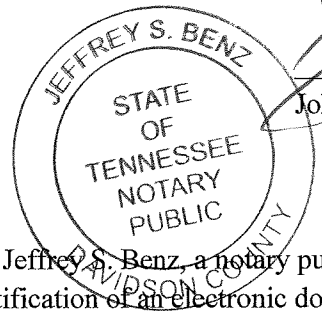
LAND TRACT 4

12. Rights of others, if any, to use any spring on any boundary of the subject property. Rights of upper and lower riparian owners to the flow of the waters of any spring, creek or stream, free from diminution or pollution. Changes in any boundary of the subject property resulting from erosion or accretion by the flow of any creek, spring or stream forming a boundary of the subject property.

13. Subject to lack of direct ingress and egress to and from the subject property to a public road.

14. Application for Greenbelt Assessment – Agricultural, of record in Book 1054, Page 1733, Register's Office for Wilson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019