BILL GARRETT, Davidson County
Trans:T20160071098 DEEDWARRSP
Recvd: 08/16/16 12:33 2 pgs
Fees:13.00 Taxes:370.00
20160816-0085373

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantor: **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996.**	
Grantee: **Williams and Son Properties, LLC.**	
County: **Davidson County.**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Williams and Son Properties, LLC 2568 Salem Road Montevallo, AL 35115-7832	**Map and Parcel No. (s):** 043-15-0-255.00
Affidavit of Consideration	
STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $100,000. /s/ Mary Nell Rager Affiant	Subscribed and sworn to before me on this 12th day of August, 2016. Lee A. Cohen Notary Public My commission Expires: 11/5/2018.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Williams and Son Properties, LLC,** an Alabama limited liability company ("Grantee"), its successors and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor does hereby covenant with Grantee that Grantor have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as disclosed herein.

Grantor further covenants and bind herself and her successors in trust to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the claims of all persons claiming by or through Grantor, but not otherwise.

This property is subject to all matters disclosed on the attached Exhibit A and to 2016 property taxes which shall be prorated between Grantor and Grantee at closing.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this 12th day of August, 2016.

Mary Nell Rager, Trustee

Mary Nell Rager
Trustee of Rager Family Trust
Established May 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2016.

Lee A. Cohen
Notary Public

My Commission Expires 11/5/2018.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 125, Plan of Arrowhead Estates, Section 2, as shown on plat of record in Plat Book 5050, Page 83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Flagg, Trustee of the Warrior Road Land Trust, from Sherri Stotts, Trustee, by deed dated September 4, 2009, of record in Instrument No. 20090904-0083627, said Register's Office. Being further conveyed to Sherri Stotts, Trustee, from Susan Flagg, Trustee of The Warrior Road Land Trust, by Quitclaim Deed dated March 23, 2011, of record in Instrument No. 20110324-0022925, said Register's Office. Being further part of the property conveyed to Mary Nell Rager, Trustee of Rager Family Trust, Established May 14, 1996, from Sherri L. Stotts, Trustee, by Quitclaim Deed dated March 1, 2016, of record in Instrument No. 20160321-0026526, said Register's Office.

The property is subject to all matters disclosed in the Plan of Arrowhead Estates, Section 2, Plat Book 5050, Page 83, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

The property is subject to a month to month lease between Grantor, as landlord, and Cynthia L. Holt, as tenant in possession.

This is improved real property commonly known as 264 Warrior Road, Madison, Tennessee 37115.