Davidson County DEEDWARR
Recvd: 08/30/16 15:41 5 pgs
Fees:28.00 Taxes:342.25
20160830-0091028

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 30th day of August, 2016.

Notary Public
My commission expires: 4/9/19

03-1602-38512

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ricky & Crystal Ray 1098 Young Rd Lebanon, TN 37090-5148	*Same as Owner*	Map 57, Parcels 80 & 130

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard E. Jones and wife, Roberta J. Jones**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ricky and Crystal Ray, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1:
Land being a portion of a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Cato Road and recorded in Deed Book 6638, Page 926, Register's Office of Davidson County, and more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Cato Road, 194.84 feet from the common line with the Stephen P. Franceson, Sr. property; thence, leaving said margin and along a common line with Tract 8 N26-55-09E, 538.78 feet; thence N23-48-13E, 846.26 feet; thence along a common boundary with the William H. Council, Sr. property, S7-37-46E, (erroneously referenced as S7037-46E in the prior deed of record) 139.84 feet; thence, S21-09-46W, 871.05 feet; thence, S26-55-09W, 478.75 feet to the northerly margin of Cato Road; thence along a curve to the left and with said margin, having a central angle of 29-48-40, a radius of 310.59 feet, and a length of 161.60 feet; thence, S86-50-37W, 29.79 feet to the point of the beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 5.204 acres, more or less. **This property is known as: 4618 Cato Rd, Nashville, TN 37218 and being Map 57, Parcel 130.**

Being part of the same property conveyed to Richard E. Jones and wife, Roberta J. Jones by deed from Nathan Wall and wife, Patricia Wall, dated August 23, 1995, recorded August 26, 1995, of record in Book 6638, Page 926, Register's Office for Davidson County, Tennessee.

Tract 2:
Land being a tract of land in the Second Civil District of Davidson County Tennessee described according to a survey by Thorton and Associates, dated 4/1/10, to-wit:

Beginning in the north right of way of Cato Road approximately 0.7 miles west of Briley Parkway; thence a long a curve to the left, having a radius of 310.59 feet, a

distance of 221.23 feet, thence continuing with said right of ways S 86°50'37" W, 29.79 feet;
Thence N 23°48'13" E, 846.26 feet;
Thence S 70°37'46" E, 380.18 feet;
Thence N 42°45'10" E, 319.73 feet;
Thence S 03°33'39" W, 1,043.23 feet;
Thence N 88°08'16" W, 572.59 feet;
Thence S 24°36'22" W, 165.38 feet;
Thence S 36°28'37" W, 231.22 feet;
Thence S 50°27'29" W, 105.30 feet to the point of beginning.

Being the same property conveyed to Richard E. Jones and wife, Roberta J. Jones by Deed of Correction from Phyllis Stephens, dated July 15, 1996, recorded July 16, 1996, of record in Book 10121, Page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4604 Cato Road, Nashville, TN 37218 and being Map 57, Parcel 80.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of August, 2016.

Richard E. Jones

Roberta J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard E. Jones and wife, Roberta J. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of August, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 10-20-19

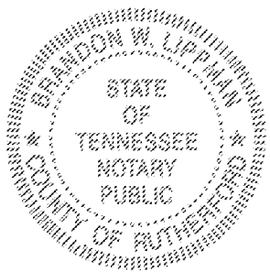
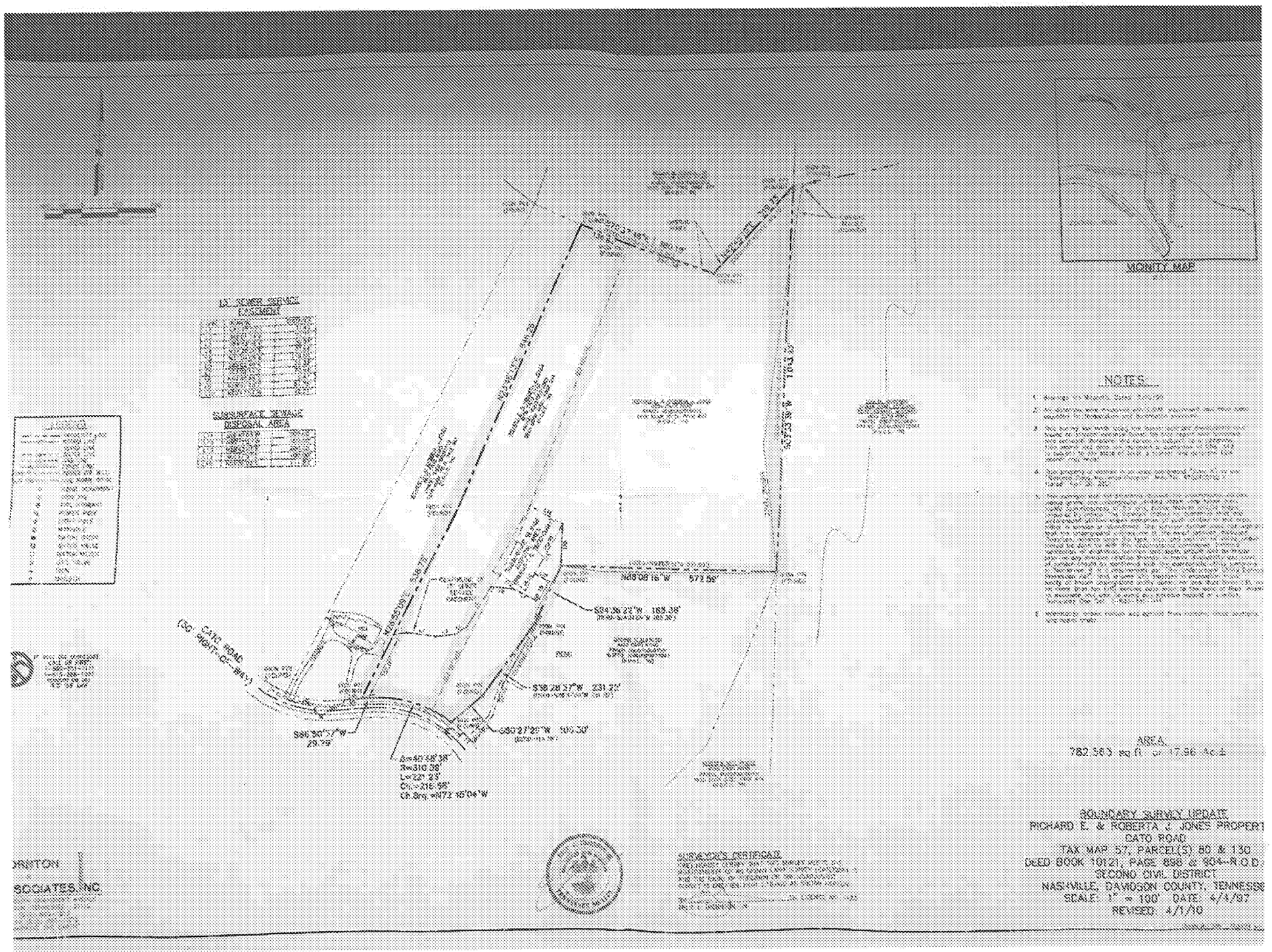


Exhibit B


VICINITY MAP
NOTES
AREA
782,563 sq ft or 17.96 Ac±
BOUNDARY SURVEY UPDATE
RICHARD E. & ROBERTA J. JONES PROPERTY
CATO ROAD
TAX MAP 57, PARCEL(S) 80 & 130
DEED BOOK 10121, PAGE 856 & 904--R.O.D.
SECOND CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 4/1/97
REVISED: 4/1/10
SURVEYOR'S CERTIFICATE
CATO ROAD
(50' RIGHT-OF-WAY)
N48°08'16"W 572.56'
S24°36'22"W 183.38'
S18°28'37"W 231.20'
S80°27'28"W 109.30'
S86°50'37"W 29.79'
R=40°58'38"
R=310.39'
L=221.23'
Ch=216.56'
Ch Brg=N72°15'04"W

True Copy Certification

I, **Brandon W. Lippman** do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, **Cecilia M. Hensley,** a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/19