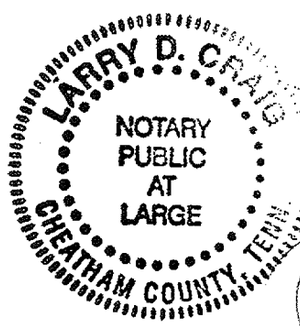
THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney at Law, P. O. Box 774, Kingston Springs, TN 37082.

Bill Garrett Davidson County
Batch# 133433 DEEDWARR
08/27/2018 09:27:30 AM 6 pgs
Fees: $33.00 Taxes: $444.00
20180827-0084453

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or true value, whichever is greater, for this transfer is $120,000.00.

X _____
Affiant

Subscribed and sworn to before me on this the 17th day of August, 2018.

_____
Notary Public

My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard D. Ragan **411 39th Avenue North** Nashville, Tennessee 37209	**New Owner-Same**	**Map 092-09-0** **Parcel 019.00**

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 consideration , the receipt of which is hereby acknowledged, **I, Felix Z. Wilson, III, Successor Trustee, of the Felix Z. Wilson, II, Revocable Living Trust U/A/D June 10, 1994, and as Successor Trustee of the Juanita W. Wilson, Revocable Living Trust U/A/D June 10, 1994, and as Successor Trustee of the Felix Z. Wilson, II Family Trust and Juanita W. Wilson Family Trust,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Richard D. Ragan,** hereinafter called the Grantee, his heirs, representative and assigns, a certain unimproved parcel of land **in Davidson County**, State of Tennessee, described as follows, to wit:

See Exhibit "A" Attached Hereto and Incorporated By Reference Herein.

Being a part of the same property conveyed to Felix Z. Wilson, II, Revokable (sic) Living Trust, Felix Z. Wilson, II, Trustee, by deed from T. C. Jones, et ux, in Book 10348, Page 29, Register's Office for Davidson County, Tennessee. The aforedescribed tract of land being parts of Lot Nos. 1 and 9 on the Plan of Clifton of record in Book 21, Page 35, RODC, TN, and does reflect an out-conveyance unto the State of Tennessee of record in Book 10933, Page 169, said Register's Office.

Felix Z. Wilson, II, Trustor and original Trustee under his Revocable Living Trust, died on December 9, 1999, survived by his wife, Juanita W. Wilson. The said Juanita W. Wilson, Trustor and original Trustee under her Revocable Living Trust died on May 24, 2016. The Grantor was subsequently appointed as Successor Trustee by all of the beneficiaries of the trusts to serve in his capacity as trustee for the respective trusts created *inter alia,* , inclusive of the family trusts, as created in the respective trust instruments.

Situated upon the tract of land described above is that certain Grantor owned billboard sign with the sign face thereof under lease with The Lamar Companies, now being TLC Properties, Inc. **Grantor does EXPRESSLY RETAIN AND RESERVE FOR BENEFIT OF THE GRANTOR, AND ITS SUCCESSORS AND ASSIGNS**, to run with the land perpetually, said billboard sign, together with the right of ingress and egress from the public way with utility service line within the easement area, being described as follows, to wit:

See Exhibit " B" Attached Hereto and Incorporated by Reference Herein.

The boundary survey referenced above is attached hereto as Exhibit "C" which graphically depicts the billboard sign area and ingress/egress to 39th Avenue North.

The Grantee joins in this instrument to acknowledge the Grantor retained and reserved permanent easement encumbering the property and does covenant that he and his heirs, representatives and assigns will maintain a right of view, prohibiting vegetation, activities, equipment, or hereafter placed improvements on the property being conveyed, that would obstruct the view of the advertising structure from the adjoining highway. Further, the retained easement shall allow access for future maintenance and improvements of the sign, inclusive a the right to clear trees and vegetation in, or about the easement area for an unobstructed view.

In the event of a casualty loss or destruction of the billboard sign and the then prevailing governmental regulations prohibiting the replacement or repair of it, the retained and reserved easement shall automatically terminate and be of no further force and effect and will not encumber the property of the Grantee, his heirs, representatives or assigns.

Permitted Exceptions:

1. 2018 Metropolitan Government taxes, are a lien, not yet due and payable, and have this day been prorated and with the Grantee being responsible for payment of the entire tax bill when due and payable, and for all future years taxes thereafter.

2. Subject to that certain Memorandum of Lease Agreement of record in Instrument No. 20040826-0103378, Register's Office for Davidson County, Tennessee, for Lease Agreement dated May 14, 2004, as to that billboard sign situated upon the subject tract of land, and renewals thereof, wherein the Lesse is The Lamar Companies, to which reference is made.

3. Subject to all matter shown on the Plan of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.

4. Subject to all surveyor notes, comments, certificate and matters depicted and set forth upon, "Boundary Survey of 518 39th Avenue North", survey, by Wamble & Associates, J. L. Whitson, RLS No. 1732, dated June 7, 2018 and with revisions thereto.

This is not the principal place of residence of the Grantor.

This is unimproved commercial property known as 518 39th Avenue North, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, representatives and assigns, forever; and do covenant with the said GRANTEE that the Grantor 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 above, and Grantor does further covenant and bind himself in his duly authorized capacity and its successors, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, represeentatives and assigns, against the lawful claims of all persons whomsoever. Whenever 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 17th day of August, 2018.

FELIX Z. WILSON, II REVOCABLE LIVING TRUST AND FELIX Z. WILSON, II FAMILY TRUST
JUANITA W. WILSON REVOCABLE LIVING TRUST AND JUANITA W. WILSON FAMILY TRUST

By: _____
FELIX Z. WILSON, III, Successor Trustee, Grantor

_____
RICHARD D. RAGAN, Grantee

STATE OF TENNESSEE
COUNTY CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Richard D. Ragan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, as his free act and deed.

Witness my hand and seal at Nashville, Tennessee, this 17th day of August, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, as notary public in and for said County and State, the within named Felix Z. Wilson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Successor Trustee of the Felix Z. Wilson, II Revocable Living Trust and the Felix Z. Wilson, II Family Trust and Successor Trustee of the Juanita W. Wilson Revocable Living Trust and the Juanita W. Wilson Family Trust, duly appointed, and with due authority and capacity to execute the foregoing instrument as his free act and deed as Successor Trustee, and without the joinder of any trust beneficiaries.

Witness my hand and seal at Nashville, Tennessee, this 17th day of August, 2018.

_____
NOTARY PUBLIC

My commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT "A", Warranty Deed Written Legal Description

Property located in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 019.00 on Davidson County Property Map 092-09-0 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated June 7, 2018, J. L. Whitson, RLS# 1732, and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way of 39th Avenue North (50' Right-of-way), being the southwest corner of the property conveyed to Richard D. Ragan of record in Instrument No. 20071206-0141158, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of 39th Avenue North and following the southerly boundary of said Ragan property South 89 Degrees 44 Minutes 53 Seconds East, 150.11 Feet to an Iron Rod (Old), being the southeast corner of said Ragan property and being located on the westerly boundary of the property conveyed to Darren Metz of record in Instrument No. 20171201-0122934, Register's Office for Davidson County, Tennessee;

Thence, following the westerly boundary of said Metz property South 07 Degrees 09 Minutes 58 Seconds West, 43.13 Feet to an Iron Rod (Old), being the southwest corner of said Metz property and being located on the northerly right-of-way of Interstate 40 West;

Thence, following the northerly right-of-way of Interstate 40 West, South 68 Degrees 04 Minutes 07 Seconds West, 97.84 Feet to an Iron Rod (New);

Thence, North 89 Degrees 22 Minutes 52 Seconds West, 63.21 Feet to an Iron Rod (Old) at the intersection of the northerly right-of-way of said Interstate 40 West and the easterly right-of-way of 39th Avenue North;

Thence, following the easterly right-of-way of said 39th Avenue North, North 06 Degrees 38 Minutes 43 Seconds East, 79.85 Feet to the Point of Beginning.

Containing 10,339 Square Feet or 0.24 Acres.

Being a part of the same property conveyed to Felix Z. Wilson, II Trustee of record in Deed Book 10348, Page 29, Register's Office for Davidson County, Tennessee.

EXHIBIT "B", WRITTEN LEGAL DESCRIPTION OF INGRESS/EGRESS AND SIGN EASEMENT RETAINED BY GRANTOR

Property is subject to a 10' wide perpetual easement reservation retained by Felix Z. Wilson, II for access and power service to the existing billboard sign located on the above described tract for the purpose of operating, erecting and maintaining the sign and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the northerly right-of-way of Interstate 40 West and the easterly right-of-way of 39th Avenue North, being the southwest corner of the property conveyed to Felix Z. Wilson, II Trustee of record in Deed Book 10348, Page 29, Register's Office for Davidson County, Tennessee;

Thence, following the easterly right-of-way of said 39th Avenue North, North 06 Degrees 38 Minutes 43 Seconds East, 10.06 Feet to a point;

Thence, leaving the easterly right-of-way of said 39th Avenue North, South 89 Degrees 22 Minutes 52 Seconds East, 60.16 Feet to a point;

Thence, North 68 Degrees 04 Minutes 07 Seconds East, 17.81 Feet to a point;

Thence, North 29 Degrees 39 Minutes 20 Seconds East, 63.36 Feet to a point;

Thence, South 60 Degrees 20 Minutes 40 Seconds East, 10.00 Feet to a point;

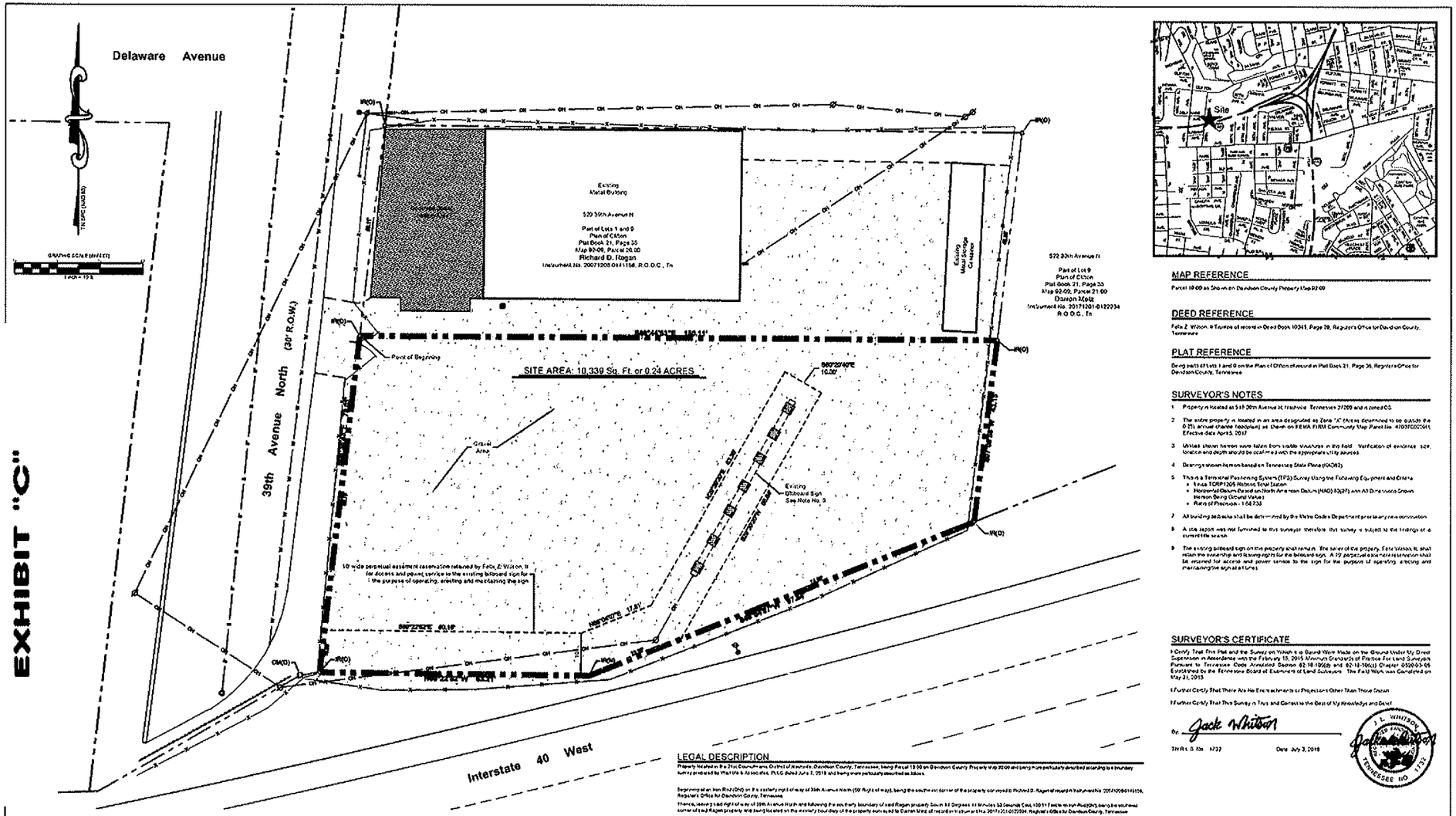
Thence, South 29 Degrees 39 Minutes 20 Seconds West, 66.84 Feet to a point on the northerly right-of-way of Interstate 40 West;

Thence, following the northerly right-of-way of said Interstate 40 West, South 68 Degrees 04 Minutes 07 Seconds West, 23.29 Feet to an Iron Rod (New);

Thence, continuing with the same, North 89 Degrees 22 Minutes 52 Seconds West, 63.21 Feet to the Point of Beginning.

Containing 1,473 Square Feet.

EXHIBIT "C"



MAP REFERENCE

Parcel 19.00 as Shown on Davidson County Property Map 92.09

DEED REFERENCE

Felix E. Wilson, II Trustee of record in Deed Book 10343, Page 39, Register's Office for Davidson County, Tennessee

PLAT REFERENCE

Being parts of Lots 1 and 9 on the Plan of Citton of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee

SURVEYOR'S NOTES

1. Property is located at 518 39th Avenue N, Nashville, Tennessee 37209 and is zoned CS.
2. The entire property is located in an area designated as Zone "X" (Area determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0059H, Effective date April 5, 2017.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be coordinated with the appropriate utility sources.
4. Bearings shown hereon based on Tennessee State Plane (NAD83).
5. This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
   - Trimble TDRP1205 Robotic Total Station
   - Horizontal Datum Based on North American Datum (NAD) 83(97) and All Dimensions Shown Hereon Being Ground Values
   - Ratio of Precision - 1:64,733
7. All building setbacks shall be determined by the Metro Codes Department prior to any new construction.
8. A title report was not furnished to this surveyor therefore this survey is subject to the findings of a current title search.
9. The existing billboard sign on the property shall remain. The owner of the property, Felix Wilson, II, shall retain the ownership and leasing rights for the billboard sign. A 10' perpetual ingress/egress easement shall be retained for access and power service to the sign for the purpose of operating, erecting and maintaining the sign at all times.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which It Is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice for Land Surveyors Pursuant to Tennessee Code Annotated Sections 62-18-105(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on May 31, 2018.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jack Whitson

TN Reg. No. 2737 Date: July 3, 2018

J. L. WHITSON 2737 REGISTERED LAND SURVEYOR TENNESSEE

LEGEND

- UP — Utility Pole
- UP — Utility Pole w/ Guy
- FH — Fire Hydrant
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
- WM — Water Meter
- IR(D) — Iron Rod (Old)
- IR(N) — Iron Rod (New)
- CM(D) — Concrete Monument (Old)
- Fence Line

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS FURNISHED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED INVESTIGATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY EXCAVATION BEFORE THERETO IS MADE AVAILABILITY AND COST OF SERVICES SHOULD BE CONFERRED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO EXCAVATES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.

LEGAL DESCRIPTION

Property located in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 19.00 on Davidson County Property Map 92.09 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated June 7, 2018 and being more particularly described as follows:

Beginning at an iron Rod (Old) on the southerly right of way of 39th Avenue North (50' Right of way), being the southwest corner of the property conveyed to Richard D. Ragan of record in Instrument No. 20071208-0141158, Register's Office for Davidson County, Tennessee;

Thence, leaving said right of way of 39th Avenue North and following the northerly boundary of said Ragan property South 33 Degrees 44 Minutes 53 Seconds East, 130.11 Feet to an Iron Rod (Old), being the southeast corner of said Ragan property and being located on the westerly boundary of the property surveyed for Darron Metz of record in Instrument No. 20171201-0122034, Register's Office for Davidson County, Tennessee;

Thence, following the westerly boundary of said Metz property South 61 Degrees 09 Minutes 58 Seconds West, 43.05 Feet to an Iron Rod (Old), being the southwest corner of said Metz property and being located on the northerly right of way of Interstate 40 West;

Thence, following the northerly right of way of Interstate 40 West, South 68 Degrees 54 Minutes 07 Seconds West, 97.44 Feet to an Iron Rod (New);

Thence, North 66 Degrees 32 Minutes 57 Seconds West, 83.21 Feet to an Iron Rod (Old) at the intersection of the northerly right of way of said Interstate 40 West and the easterly right of way of 39th Avenue North;

Thence, following the easterly right of way of said 39th Avenue North, North 00 Degrees 33 Minutes 43 Seconds East, 72.65 Feet to the Point of Beginning.

Containing 10,339 Square Feet or 0.24 Acres.

Being the same property conveyed to Felix E. Wilson, II Trustee of record in Deed Book 10343, Page 39, Register's Office for Davidson County, Tennessee.

Property is subject to a 10' wide perpetual easement reservation retained by Felix E. Wilson, II for access and power service to the existing billboard sign located on the above described tract for the purpose of operating, erecting and maintaining the sign and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the northerly right of way of Interstate 40 West and the easterly right of way of 39th Avenue North, being the southwest corner of the property owned by Felix E. Wilson, II Trustee of record in Deed Book 10343, Page 39, Register's Office for Davidson County, Tennessee;

Thence, following the easterly right of way of said 39th Avenue North, North 00 Degrees 33 Minutes 43 Seconds East, 10.00 Feet to a point;

Thence, leaving the easterly right of way of said 39th Avenue North, South 89 Degrees 33 Minutes 52 Seconds East, 60.19 Feet to a point;

Thence, North 68 Degrees 04 Minutes 07 Seconds East, 17.81 Feet to a point;

Thence, North 75 Degrees 39 Minutes 39 Seconds East, 10.36 Feet to a point;

Thence, South 00 Degrees 26 Minutes 49 Seconds East, 10.00 Feet to a point;

Thence, South 79 Degrees 39 Minutes 39 Seconds West, 88.56 Feet to a point on the aforementioned northerly right of way of Interstate 40 West;

Thence, following the northerly right of way of said Interstate 40 West, South 66 Degrees 04 Minutes 07 Seconds West, 21.29 Feet to an Iron Rod (New);

Thence, continuing with said right of way, North 63 Degrees 32 Minutes 57 Seconds West, 83.21 Feet to the Point of Beginning.

Containing 1,473 Square Feet.

BOUNDARY SURVEY
OF
518 39th AVENUE NORTH
21st COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
FOR
RAGAN CONSTRUCTION
SURVEYOR

Revised: August 1, 2018
Revised: July 3, 2018
Date: June 7, 2018

WBA File No.: 9120118

20180270084453

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY