THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9476-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00.

Terry Dale Langley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/3/20

(AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 139126 DEEDWARR
09/11/2018 10:16:20 AM 5 pgs
Fees: $28.00 Taxes: $277.50

20180911-0089859

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Dale Langley	Same	
PO Box 664		029 00 0 11200
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wayne Winters and Annette Winters and Carl Lee Flair**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Dale Langley, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parcel of land in the First Councilmanic District of Davidson County, Tennessee, located south of Grays Point Road east of Marrowbone Lake Road, and shown as Parcel (112.00) on the Davidson County Tax Map 029-00, as evidenced in Instrument 20150106-0001263 in the Register' s Office for Davidson County, Tennessee (RODCT), said property belonging to Flair Etal., and being more particularly described as follows:

BEGINNING at an iron pin, located on the south margin of Grays Point Road, said iron pin being the northwest corner of Parcel (114.00) as shown on Map 029-00, belonging to White, as evidenced in Instrument 20040314-0030409, thence;

1) With the line common to Parcel (112.00), belonging to White, and said Parcel (112.00), with the east line of the property herein described, South 02 degrees 25 minutes 25 seconds East, a distance of 130.00 feet, to an iron pin, said iron pin being an interior corner of the property herein described, thence;
2) Continuing with the south line of Parcel (114.00), with the common line of the parcel herein described, South 82 degrees 57 minutes 27 seconds East, a distance of 110.00 feet to an axle, said axle being the southeast corner of Parcel (114.00), said axle also
3) With the line common to Parcel (299.00), and with the east line of the property herein described, South 02 degrees 09 minutes 22 seconds East, a distance of 269.66 feet to an iron pin, thence;
4) Continuing with the line of Parcel (299.00), and with the east line of the property herein described, South 02 degrees 12 minutes 57 seconds East, a distance of 322.62 feet, to an axle, said axle being the

Southwest corner of Parcel (299.00), and said axle being an interior corner to the property herein described, thence;

5) Continuing with the south line of Parcel (299.00), and with the south line of Parcel (259.00), and with the north line of the property herein described, North 82 degrees 34 minutes 02 seconds East, passing an axle at 287.67 feet, said axle being the southeast corner of Parcel (299.00), and said axle being the southwest corner of Parcel (259.00), a total distance of 577.05 feet, to an iron pin, said iron pin being the southeast corner of Parcel (259.00), and said iron pin being an interior corner to the parcel herein described, thence;

6) Continuing with the east line of parcel (259.00), and with the line of the property herein described, North 19 degrees 25 minutes 45 seconds West, a distance of 522.61 feet to an iron pin, said iron pin being in the west line of Parcel (371.00) as shown on Map 029-00, thence;

7) With the west line of Parcel (371.00), and with the east line of the property herein described, South 24 degrees 11 minutes 55 seconds East, a distance of 91.65 feet, to an iron pin, thence;

8) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 21 degrees 47 minutes 51 seconds East, a distance of 414.51 feet, to an iron pin, thence;

9) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 03 degrees 06 minutes 13 seconds East, a distance of 133.88 feet, to an iron pin, thence;

10) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 08 degrees 37 minutes 47 seconds Southwest, a distance of 143.83 feet, to an iron pin, thence;

11) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 26 degrees 49 minutes 21 seconds West, a distance of 397.45 feet, to axle, thence;

12) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 28 degrees 04 minutes 10 seconds West, a distance of 258.00 feet, to an axle, thence;

13) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 17 degrees 41 minutes 53 seconds East, a distance of 148.85 feet, to an iron pin, thence;

14) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 22 degrees 05 minutes 00 seconds East, a distance of 71.59 feet, to an iron pin, thence;

15) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 06 degrees 22 minutes 07 seconds East, a distance of 122.83 feet, to an iron pin, thence;

16) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 31 degrees 09 minutes 09 seconds East, a distance of 60.29 feet, to an iron pin, thence;

17) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 64 degrees 58 minutes 09 seconds East, a distance of 36.42 feet, to an iron pin, thence;

18) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 29 degrees 45 minutes 43 seconds East, a distance of 108.35 feet, to an iron pin, thence;

19) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 24 degrees 12 minutes 06 seconds East, a distance of 92.66 feet, to an iron pin, thence;

20) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 32 degrees 43 minutes 57 seconds East, a distance of 107.09 feet, to an iron pin, thence;

21) Continuing with the west line of Parcel (371.00) and with the east line of the property herein described, South 52 degrees 11 minutes 31 seconds East, a distance of 31.20 feet, to an iron pin, said iron pin being the southwest corner of Parcel (371.00), said iron pin being the southeast corner of the property herein described, and said iron pin being in the north line of Parcel (111.00) as shown on Map 029-00, thence;

22) With the north line of Parcel (111.00) and with the south line of the property herein described, North 88 degrees 17 minutes 57 seconds West, a distance of 1656.55 feet, to an iron pin, said iron pin being the southeast corner of Parcel (050.00) as shown on Map 028-00, said iron pin being the southwest corner of the property herein described, thence;

23) With the east line of Parcel (050.00) and with the west line of the property herein described, North 05 degrees 32 minutes 33 seconds East, a distance of 865.85 feet, to an iron pin, said iron pin being the southwest corner of Parcel (142.00) as shown on Map 028-00, said iron pin being an interior corner of the property herein described, thence;

24) With the east line of Parcel (142.00) and with the west line of the property herein described, North 32 degrees 29 minutes 35 seconds East, a distance of 159.95 feet, to an axle, thence;

25) With the east line of Parcel (142.00) and with the west line of the property herein described, North 20 degrees 02 minutes 26 seconds East, a distance of 199.65 feet, to an axle, thence;

26) With the east line of Parcel (142.00) and with the west line of the property herein described, North 23 degrees 01 minutes 55 seconds East, a distance of 240.65 feet, to an axle, thence;

27) With the east line of Parcel (142.00) and with the west line of the property herein described, North 30 degrees 03 minutes 19 seconds East, a distance of 199.74 feet, to an axle, said axle being the southeast corner of Parcel (142.00), and said axle being the southwest corner of Parcel (113.00) as shown on Map 029-00, and said axle being an interior corner of the property herein described, thence;

28) With the south line of Parcel (113.00) and with the west line of the property herein described, North 46 degrees 10 minutes 11 seconds East, a distance of 358.95 feet, to an iron pin, said iron pin being the southeast corner of Parcel (113.00), and said iron pin being an interior corner of the property herein described, thence;
29) Continuing with the east line of Parcel (113.00) and with the west line of the property herein described, North 09 degrees 05 minutes 04 seconds West, a distance of 291.97 feet, to an iron pin, said iron pin being on the south margin of Grays Point Road, and said iron pin being the northeast corner of Parcel (113.00), and said iron pin being the northwest corner of the property herein described, and said iron pin being in a curve to the right, thence;
30) With the south margin of Grays Point Road, and with a curve to the right, (said curve having a radius of 846.91 feet, having a delta angle of 07 degrees 12 minutes 01 seconds, and having a chord bearing of North 80 degrees 21 minutes and 50 seconds East, and having a chord length of 106.36 feet), a distance of 106.43 feet, to a point, thence;
31) Continuing with the south margin of Grays Point Road, and with a curve to the right, (said curve having a radius of 697.00 feet, and having a delta angle of 13 degrees 58 minutes and 38 seconds, and having a chord bearing of South 88 degrees 57 minutes and 39 seconds East, and having a chord length of 169.61 feet), a distance of 170.03 feet, to a point, the BEGINNING, containing 2,336,433 square feet, 53.6371 acres, more or less, according to a survey by Jesse E Walker, RLS, PE, dated August, 23 2018.

Being a portion of the same property vested in George E. Dever, Betty Dever Petty, Wayne Winters, Annette Winters and Carl Lee Flair per Affidavit of Heirship filed January 7, 2004 of record in Instrument No. 20040107-0002712, as corrected by Instrument No. 20100820-0065958 and Scrivener's Affidavit of record in Instrument No. 20100830-0068688, in the Register's Office for Davidson County, Tennessee.

AND

Being a portion of the same property conveyed to Betty Ann Petty and George Edward Dever, Jr. by Quitclaim Deed from Robert Earl Dever, Melvin Raymond Johnson, Sr., Nancy Florence Dever Hobbs and Wilma Sue Dever Ellis, of record in Instrument No. 20100820-0065957, Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on August 20, 2010, and as corrected by Scrivener's Affidavit in Instrument No. 20100830-0068687, said Register's Office. Betty Ann Petty, an unmarried woman conveyed her interest to Carl Lee Flair by Special Warranty Deed filed August 30, 2010 of record in Instrument No. 20100830-0068689, said Register's Office. George E. Dever, a married person conveyed his interest to Carl Lee Flair by Special Warranty Deed filed January 6, 2015 of record in Instrument No. 20150106-0001263, said Register's Office.

If Grantee fails to successfully keep property in greenbelt, Grantee pays all rollback taxes.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED property known as **Grays Point Rd, Joelton, TN 37080.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 6 day of September, 2018.

Wayne Winters

Annette Winters

Carl Lee Flair

Carl Lee Flair

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, 2018.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Annette Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, 2018.

My Commission expires: _____

Notary Public

STATE OF Georgia
COUNTY OF Bibb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carl Lee Flair** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of September, 2018.

My Commission expires: 4/5/2021

HEATHER TERRY
NOTARY PUBLIC
Houston County
State of Georgia
My Comm. Expires Apr. 05, 2021

Notary Public

Witness our hands this the 7 day of September, 2018.

Wayne Winters

Annette Winters

Carl Lee Flair

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wayne Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of September, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Annette Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of September, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carl Lee Flair** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, 2018.

My Commission expires: _____

Notary Public