# WARRANTY DEED

Karen Johnson Davidson County
Batch# 440699 **DEEDWARR**
07/20/2020 11:02:35 AM 4 pgs
Fees: $23.00 Taxes: $9,250.00

20200720-0079279

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GUB Contractors, Inc. (NAME) | Current owner (NAME) | 043-00-0-82.1.00 |
| PO Box 31 (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 (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, **Gary Rager, James E. Rager, and Nancy Rager,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUB Contractors, Inc.,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 640 Old Hickory Blvd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Easement(s) of record in Book 2271, page 571; Book 3576, page 463; Book 4391, page 573; Book 4468, page 23; Book 7504, page 772; Book 9643, page 454; Instrument No. 20131008-0105401 and in Instrument No. 20161229-0136792; all of record in the Register's Office for Davidson County, Tennessee.**

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 9 day of July, 2020.

Gary Rager

James E. Rager

Nancy Rager

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gary Rager, James E. Rager, and Nancy Rager, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9 day of July, 2020.

Notary Public
My Commission Expires: _____

File No.: 31358

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2020

# EXHIBIT "A"
# LEGAL DESCRIPTION

Land situated in the 11th Council District of Davidson County, Tennessee;

Commencing at the approximate centerline intersection of Bridgeway Avenue and the west bound lane of Old Hickory Boulevard, (State Route 45), thence in a northerly direction 219+/- feet to an iron pipe found on the northerly right of way of Bridgeway Avenue and Old Hickory Boulevard, (State Route 45), at the southwest property corner of James M. Stokely, Trustee of record in instrument number 20010703-0070809, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being the point beginning of herein described land;

with the northerly margin of Old Hickory Boulevard, (State Route 45) for the next (12) twelve calls:
thence, South 51°18'50" West, a distance of 587.84 feet to a concrete highway monument;
thence, North 38°52'14" West, a distance of 101.00 feet to leaning 5/8" iron rod found having no cap;
thence with a curve turning to the left with an arc length of 194.74 feet, with a radius of 185.00 feet, with a chord bearing of North 69°01'34" West, with a chord length of 185.87 feet to an iron rod set;
thence, South 09°10'55" East, a distance of 90.00 feet to an iron rod set;
thence with a curve turning to the right with an arc length of 100.00 feet, with a radius of 95.00 feet, with a chord bearing of South 69°01'34" East, with a chord length of 95.45 feet to a concrete highway monument,
thence, South 38°52'14" East, a distance of 88.00 feet to an iron rod set;
thence, South 51°07'46" West, a distance of 192.20 feet to an iron rod set;
thence, South 78°24'54" West, a distance of 261.77 feet to an iron rod set;
thence, South 53°49'25" West, a distance of 850.94 feet to an iron rod set;
thence, South 38°52'14" East, a distance of 160.00 feet to an iron rod set;
thence, South 51°07'46" West, a distance of 372.32 feet to an iron rod set as a witness point;
thence, South 51°07'46" West, a distance of 68.32 feet to a point at the approximate low water mark;

continuing generally with the approximate low water mark of the Cumberland River for the next (3) three calls;
thence, North 44°56'17" West, a distance of 851.13 feet to a point;
thence, North 43°44'29" West, a distance of 1000.00 feet to a point;
thence, North 32°09'36" West, a distance of 487.60 feet to a point at the southwest corner of Terry C. Reeves and Diane D. Reeves, Husband and Wife, of record in instrument number 20190107-0001694, R.O.D.C., TN.;

thence with Reeves southerly line, North 47°01'51" East, a distance of 114.05 feet to a 3/4" iron rod found having no cap being a witness point;

thence continuing with Reeves southerly line, North 47°01'53" East, a distance of 2539.36 feet to a 1/2" iron rod found having no cap at the northwest corner of the final plat of Bobby H. Boone Lot, plat book 8250, page 28, R.O.D.C., TN.;

thence with the southerly line of Boone lot, South 54°28'36" East, a distance of 218.00 feet to an iron rod set at the northwest corner of Rod Thiel of record in deed book 2303, page 240, R.O.D.C., TN.;

thence with Thiel line crossing Shelby Street, South 34°05'41" East, a distance of 302.61 feet to a 1" diameter iron pipe found, at the southwest corner of Randy Chapman & Terri Chapman of record in deed book 9946, page 750, R.O.D.C., TN, at the common westerly northwest corner of Jonathan Runion of record in instrument number 20191227-0133528, R.O.D.C., TN.;

thence with said line, South 34°33'14" East, a distance of 141.15 feet to a 5/8" iron rod found at the northwest corner of Cobalt Properties III, LLC. of record in Instrument number 20191024-0109210, R.O.D.C., TN;

thence with the lines of Cobalt Properties III, LLC, & Wilma Jean Larkins of record in deed book 3862, page 325, R.O.D.C., TN, Kourtney Leanne Mason & Rashad Mason of record in Instrument number 20190827-0086099, R.O.D.C., TN, and George Holt, Jr., of record in deed book 4705, page 27, R.O.D.C., TN, South 34°05'49" East, a distance of 987.79 feet to an 2" iron pipe found, having a solid top at the northwest corner of James Charles Edwards of record in instrument number 20121130-0109984, R.O.D.C., TN;

thence, South 34°05'01" East, a distance of 204.95 feet to 2" iron pipe found at the northwest corner of James M. Stokely, Trustee of record in instrument number 20010703-0070809, R.O.D.C.,TN;

thence with said line, South 33°59'36" East, a distance of 693.17 feet to the point of beginning of herein described land, having an area of 6,151,264.89 square feet or 141.22 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 28, 2020 and is based on survey work conducted by in April of 2020 under pro ect number 20044;

Being the same property conveyed to James E. Rager and Nancy Rager and Gary W. Rager and Brenda E. Rager, by Warranty Deed from Morgan Hurt Ltd. Partnership, dated May 28, 1999, of record in Book 11603, page 952, Register's Office for Davidson County, Tennessee. Brenda Elaine Rager conveyed her interest in said property to Gary Wayne Rager, by uitclaim Deed dated may 25, 2010, of record in Instrument No. 20100526-0040501 (Less & Except Parts Sold), Register's Office of Davidson County, Tennessee.