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97-01393

Vineyard Valley Deed

PREPARED BY:
 SIDWELL & BARRETT, P.C.
 121 First Avenue South
 Suite 200
 Franklin, TN 37064

Pick Up

STATE OF TENNESSEE)
 COUNTY OF WILLIAMSON)

ADDRESS OF NEW OWNER:
 Tennessee Wastewater Systems, Inc.

851 AVIATION PARKWAY
SMYRNA, TN 37167

The actual consideration or value, whichever
 is greater, for this transfer is -\$0-.

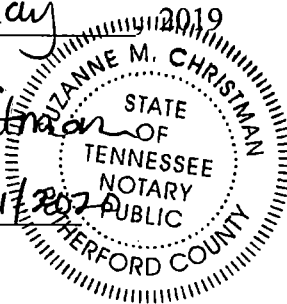
AFFIANT

SEND TAX BILLS TO:
 NEW OWNER

Subscribed and sworn to before me
 this 10 day of May, 2019

Map/Parcel:
 Part of 135-9.05

Suzanne M. Christman
 NOTARY PUBLIC
 My Commission Expires: 12/1/2020

**QUITCLAIM DEED**

In consideration of \$10.00 and other good and valuable consideration, **Vineyard Valley, LLC, a Tennessee limited liability company.** Grantor, hereby conveys all of his undivided right, title and interest to the hereinafter described property to **Tennessee Wastewater Systems, Inc. , a Tennessee corporation,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

Grantors make no warranties as to the state of the title to the property but acquit any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 9th day of

May, 2019.

Vineyard Valley, LLC

BK: 7621 PG: 912-918	
19016721	
7 PGS:AL-QUITCLAIM DEED	
592966	
05/10/2019 - 02:35 PM	
BATCH	592966
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SHERRY ANDERSON	
REGISTER OF DEEDS	

By: Henry P. Ingram Jr.
 Its: Chief Manager

**STATE OF TENNESSEE
COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Henry P. Ingram, Jr., with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Chief Manager of Vineyard Valley, LLC (herein called the "Maker"), or a constituent of the Maker and is/are authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker .

Witness my official seal this 9th day of May, 2019.

Dorothy E. Welch
Notary Public
My commission expires: 4-19-20

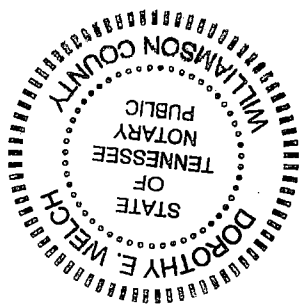


EXHIBIT A

RAGAN SMITH

TRACT 1:

15-151/0677

**PROPERTY DESCRIPTION
VINEYARD VALLEY SOUTH WASTEWATER LOT**

LAND LYING SOUTH OF NEILLS BRANCH DRIVE NEAR IT'S INTERSECTION WITH VINEYARD VALLEY DRIVE IN THE SIXTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO VINEYARD VALLEY, LLC BY DEED RECORDED IN BOOK 6937, PAGE 212, AND BOOK 7343, PAGE 773, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND BEING ALL OF THE SOUTH WASTEWATER LOT SHOWN ON "VINEYARD VALLEY, SECTION 1" AS RECORDED IN PLAT BOOK P69, PAGE 145, R.O.W.C.T. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHEAST CORNER OF LOT 114 OF "VINEYARD VALLEY, SECTION 1";

1. THENCE, WITH THE EAST LINE OF LOT 114, NORTH 39°20'03" EAST, 37.05 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

THENCE, SEVERING THE VINEYARD VALLEY, LLC PROPERTY WITH THE FOLLOWING SIXTEEN CALLS (2 THROUGH 17):

2. SOUTH 29°04'33" EAST, 144.52 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
3. NORTH 39°04'54" EAST, 249.48 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
4. SOUTH 74°51'26" EAST, 21.88 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
5. SOUTH 39°04'54" WEST, 255.84 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
6. SOUTH 78°54'37" EAST, 109.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
7. NORTH 72°39'47" EAST, 151.97 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
8. SOUTH 74°47'59" EAST, 52.61 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
9. SOUTH 53°15'23" EAST, 281.68 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
10. SOUTH 40°12'41" WEST, 148.56 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
11. SOUTH 83°34'25" EAST, 228.19 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
12. NORTH 09°28'06" EAST, 58.43 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
13. NORTH 70°06'05" EAST, 129.33 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
14. SOUTH 68°20'44" EAST, 59.77 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
15. SOUTH 73°18'40" EAST, 38.76 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
16. SOUTH 51°40'49" EAST, 140.12 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
17. SOUTH 08°40'06" WEST, 142.65 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE NORTH LINE OF THE PROPERTY DEEDED TO MICHAEL S. GRAMER AND WIFE, SHERI L. GRAMER BY DEED RECORDED IN BOOK 1091, PAGE 949, R.O.W.C.T.;
18. THENCE, WITH THE NORTH LINE OF THE GRAMER PROPERTY, NORTH 82°43'48" WEST, 182.19 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO MATTHEW GASTON AND JANA GASTON BY DEED RECORDED IN BOOK 5929, PAGE 489, R.O.W.C.T.;
19. THENCE, WITH THE NORTH LINE OF THE GASTON PROPERTY, NORTH 83°53'18" WEST,



79.79 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
THENCE, SEVERING THE VINEYARD VALLEY, LLC PROPERTY WITH THE FOLLOWING THIRTEEN
CALLS (17 THROUGH 29):

20. NORTH 33°24'01" WEST, 106.73 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
21. NORTH 09°28'06" EAST, 19.30 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
22. NORTH 83°34'25" WEST, 270.13 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
23. NORTH 52°47'22" WEST, 97.69 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
24. NORTH 83°36'42" WEST, 142.64 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
25. SOUTH 08°20'51" WEST, 67.65 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
26. NORTH 82°31'37" WEST, 134.86 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
27. NORTH 89°14'04" WEST, 113.63 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
28. NORTH 81°22'42" WEST, 35.63 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
29. NORTH 53°27'51" WEST, 57.48 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
30. NORTH 43°30'41" EAST, 186.65 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
31. NORTH 35°06'24" WEST, 33.40 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED
"RAGAN SMITH ASSOCIATES";
32. NORTH 16°41'39" WEST, 172.76 FEET TO THE **POINT OF BEGINNING**;
CONTAINING AN AREA OF 218,757 SQUARE FEET OR 5.02 ACRES, MORE OR LESS.

TRACT 2:

15-151/0677

PROPERTY DESCRIPTION**VINEYARD VALLEY NORTH WASTEWATER LOT**

LAND LYING ON THE SOUTH SIDE OF EUDAILEY – COVINGTON ROAD 175.6 FEET EAST OF VINEYARD VALLEY DRIVE IN THE SIXTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO VINEYARD VALLEY, LLC BY DEED RECORDED IN BOOK 6937, PAGE 212, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND BEING ALL OF THE NORTH WASTEWATER LOT SHOWN ON "VINEYARD VALLEY, SECTION 1" AS RECORDED IN PLAT BOOK P69, PAGE 145, R.O.W.C.T. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF EUDAILEY – COVINGTON ROAD AND MARKING THE NORTHEAST CORNER OF THE EASTERN MOST OPEN SPACE OF "VINEYARD VALLEY, SECTION 1";

1. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF EUDAILEY – COVINGTON ROAD AND WITH A CURVE TO THE LEFT AN ARC LENGTH OF 20.08 FEET, HAVING A RADIUS OF 384.16 FEET, A DELTA ANGLE OF 02°59'43", AND WITH A CHORD OF SOUTH 36°30'18" EAST, 20.08 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
- THENCE, SEVERING THE VINEYARD VALLEY, LLC PROPERTY WITH THE FOLLOWING SEVENTEEN CALLS (2 THROUGH 19):
2. SOUTH 58°36'52" WEST, 90.05 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
3. WITH A CURVE TO THE LEFT AN ARC LENGTH OF 170.27 FEET, HAVING A RADIUS OF 492.46 FEET, A DELTA ANGLE OF 19°48'37", AND WITH A CHORD OF SOUTH 46°57'03" EAST, 169.43 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
4. SOUTH 52°25'23" EAST, 68.70 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
5. SOUTH 30°52'14" WEST, 77.12 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
6. WITH A CURVE TO THE LEFT AN ARC LENGTH OF 48.17 FEET, HAVING A RADIUS OF 126.86 FEET, A DELTA ANGLE OF 21°45'17", AND WITH A CHORD OF SOUTH 62°03'27" EAST, 47.88 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
7. SOUTH 70°55'46" EAST, 74.39 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
8. SOUTH 39°58'56" WEST, 324.71 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
9. SOUTH 50°03'34" EAST, 132.46 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
10. NORTH 39°29'16" EAST, 143.23 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
11. SOUTH 66°17'16" EAST, 260.37 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
12. SOUTH 09°35'24" WEST, 70.61 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
13. SOUTH 87°23'04" WEST, 92.16 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
14. SOUTH 58°55'28" WEST, 80.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
15. NORTH 79°26'45" WEST, 218.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
16. NORTH 39°24'31" EAST, 70.07 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
17. NORTH 49°43'30" WEST, 132.47 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
18. SOUTH 39°54'21" WEST, 100.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE EAST LINE OF SAID EASTERN MOST OPEN SPACE;

RAGAN SMITH

THENCE, WITH THE EAST LINE OF THE EASTERN MOST OPEN SPACE THE FOLLOWING EIGHT CALLS (19 THROUGH 27):

19. NORTH 65°07'09" WEST, 117.09 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 20. NORTH 02°37'02" EAST, 372.33 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 21. NORTH 04°24'19" EAST, 15.52 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 22. NORTH 11°55'58" EAST, 56.36 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 23. NORTH 23°24'39" EAST, 53.93 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 24. NORTH 34°53'22" EAST, 53.93 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 25. NORTH 46°22'04" EAST, 53.46 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 26. NORTH 58°36'52" EAST, 98.70 FEET TO THE **POINT OF BEGINNING;**
- CONTAINING AN AREA OF 192,971 SQUARE FEET OR 4.43 ACRES, MORE OR LESS.**

TRACT 3:

RAGAN SMITH

15-151/0677

PROPERTY DESCRIPTION
VINEYARD VALLEY EAST WASTEWATER LOT

LAND LYING ON THE SOUTH SIDE OF EUDAILEY – COVINGTON ROAD, 1,857.2 FEET EAST OF VINEYARD VALLEY DRIVE IN THE SIXTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO VINEYARD VALLEY, LLC BY DEED RECORDED IN BOOK 6937, PAGE 212, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND BEING ALL OF THE EAST WASTEWATER LOT SHOWN ON "VINEYARD VALLEY, SECTION 1" AS RECORDED IN PLAT BOOK P69, PAGE 145, R.O.W.C.T. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF EUDAILEY – COVINGTON ROAD, 1,857.2 FEET (MEASURED ALONG THE ROAD) EAST OF THE CENTERLINE OF VINEYARD VALLEY DRIVE

1. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF EUDAILEY – COVINGTON ROAD AND WITH A CURVE TO THE LEFT AN ARC LENGTH OF 50.04 FEET, HAVING A RADIUS OF 465.00 FEET, A DELTA ANGLE OF 06°09'55", AND WITH A CHORD OF SOUTH 51°37'47" EAST, 50.01 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES"; THENCE, SEVERING THE VINEYARD VALLEY, LLC PROPERTY WITH THE FOLLOWING ELEVEN CALLS (2 THROUGH 12):

2. SOUTH 39°35'22" WEST, 69.02 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 3. SOUTH 59°32'50" EAST, 115.90 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 4. SOUTH 49°47'33" WEST, 64.15 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 5. NORTH 86°44'12" WEST, 78.93 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 6. NORTH 63°46'52" WEST, 117.42 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 7. NORTH 31°02'14" WEST, 36.97 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 8. NORTH 35°29'57" EAST, 31.95 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 9. NORTH 55°09'17" WEST, 8.12 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 10. NORTH 39°36'00" EAST, 72.93 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 11. SOUTH 52°15'11" EAST, 70.03 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
 12. NORTH 39°35'22" EAST, 67.95 FEET TO THE POINT OF BEGINNING;
- CONTAINING AN AREA OF 25,594 SQUARE FEET OR 0.59 ACRE, MORE OR LESS.

Being part of the same property conveyed to Vineyard Valley, LLC, a Tennessee limited liability company by Deed from CWC Investments, LLC, a Tennessee limited liability company and RB Smith Investments, LLC, a Tennessee limited liability company of record in Book 6937, Page 212 and Book 7343, Page 773, Register's Office for Williamson County, Tennessee.