WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,275.00

Ronald E. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2001.

Tonya C. Holland
Notary Public

MY COMMISSION EXPIRES: 4/24/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/07/01 12:57 2pgs
Fees:13.00 Taxes:123.12
20010807-0084724

TONYA C. HOLLAND NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Williams	Ronald E. Williams	6-11
(NAME)	(NAME)	
8336 Whites Creek Pike	same	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080-8877		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Neal Adams Executor of the Estate of Jessie Mae Adams**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Williams, and wife Debra F. Williams**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in ~~Robertson~~ Davidson county, state of Tennessee, described as follows, to-wit:

SITUATED in Davidson County, Tennessee, and being described as follows, to-wit:

BEGINNING at an iron pin (new) at the easterly margin of Greer Road, the northeast corner of the herein described tract and the southwest corner of a tract of land which belongs to E. W. Adams, having a deed reference in Deed Book 2902, Page 231, Register's Office for Davidson County, Tennessee; thence, with the southerly line of said E. W. Adams, S 57 deg. 35' 45" E, 649.24 feet to an iron pin (new) at the westerly line of a tract of land which belongs to Anthony Heath, having a deed reference in Deed Book 10413, Page 973, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Anthony Heath, S 35 deg. 48' 15" W, passing a common corner to said Anthony Heath and a tract of land which belongs to Glen Rager, having a deed reference in Deed Book 5199, Page 304, Register's Office for Davidson County, Tennessee, continuing in all 75.00 feet to an iron pipe (old) at the northeasterly corner of a tract of land which belongs to Tammany J. Gentry having a deed refrence in Deed Book 6478, Page 988, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Tammany J. Gentry, N 54 deg. 53' 45" W, 522.08 feet to an iron pin (new) at the easterly margin of Greer Road; thence, with said margin of road as follows: along a curve to the left having a radius of 350.00 feet, a delta angle of 25 deg. 57' 21" an arc length of 158.56 feet, and a chord bearing and distance of N 28 deg. 29' 52" E, 157.20 feet; thence, N 15 deg. 231'' 11" E, 305.92 feet to the point of beginning containing 6.05 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, May 24, 2001.

BEING part of the same property conveyed to E. W. Adams and wife, Jessie Adams by deed from Jas E. Covington, Clerk and Master of record in Book 2902, Page 231, Register's Office for Davidson County, Tennessee. The said E. W. Adams is deceased leaving Jessie Adams as sole owner as surviving tenant by the entirety and the said Jessie Adams died March 14, 2001 and by her Last Will and Testament filed 3/29/01 in the Chancery Court Clerk's Office for Robertson County, Tennessee appointed Neal Adams and Executor of the Estate.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

RESTRICTIONS:

The living area of any dwelling shall consist of a minimum of 1600 square feet, exclusive of garages, porches or carports. Exterior shall be brick or masonry veneer, aluminum, vinyl or wood. Foundation shall be brick to grade. No concrete block exposed.

No poultry or hogs shall be allowed or maintained at any time; however, this shall not preclude the keeping of dogs, cats or other animals for commercial purposes.

No trailer, mobile home (single wide or double wide), shack, garage or barn or any other building erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No nuisance of any kind shall be maintained or allowed on the premises, nor any use thereof made or permitted which shall be dangerous to health.

No junk cars or junk equipment shall be stored on any tract at any time.

All outbuildings that are built on lots shall match dwelling.

Any lots subdivided from any of the original tracts shall be subject to the same deed restrictions as here in state.

unimproved ☒

This is improved ☐ property, known as Greer Road, Ridgetop, TN 37052

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 11th day of July, 2001.

Neal Adams

Neal Adams, Executor of the Estate of Jessie Mae Adams

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Neal Adams Executor of the Estate of Jessie Mae Adams, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 11th day of July, 2001.

Commission expires: 4/24/02

Tonya C Holland

Notary Public

