WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 16:17 4pgs
Fees:23.00 Taxes:259.00

20020401-0039408

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JAN 2, 2005

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Daniel Harless Jr.	**SAME**	**Part of**
(NAME)	(NAME)	
108 Baird Court		**Map 166**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	**Parcel 219**
(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, **Claude W. Smith and wife, Linda H. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. Daniel Harless Jr. and wife, Jane Harless**, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

THIS CONVEYANCE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WHICH RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON THE HEIRS AND ASSIGNS OF THE GRANTEE HEREIN.

unimproved ☒
This is improved ☐ property, known as Hester Beasley Road, Nashville, TN
(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 our hands this 28th day of March, 2002.

Claude W. Smith

Linda H. Smith

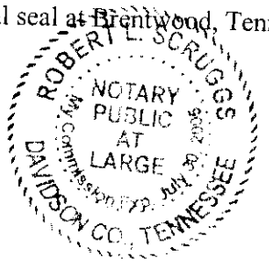
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Claude W. Smith and Linda H. Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2002.

Commission expires:



Robert L. Scruggs Notary Public

EXHIBIT A
LEGAL DESCRIPTION

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168 ASSESSOR'S OFFICE, AND LYING OFF HESTER BEASLEY ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD AND SMITH'S 6.14 ACRE TRACT ON THE NORTH; MYRTLE TAYLOR AND CLAUDE SMITH REMAINDER ON THE EAST; JOHN HALL HASELTON ON THE SOUTH; THOMAS HIRSBRUNNER ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF HESTER BEASLEY ROAD (25' FROM THE CENTER), THE NORTHWEST CORNER OF MYRTLE TAYLOR (REF. DEEDBOOK 4920 PAGE 661 R.O.D.C.), THENCE LEAVING HESTER BEASLEY ROAD AND WITH TAYLOR'S WEST LINE S41°05'25"E 446.05' TO AN EXISTING 1" IRON PIPE, TAYLOR'S SOUTHWEST CORNER AND THE NORTHWEST CORNER OF CLAUDE SMITH'S 6.14 ACRE TRACT; THENCE LEAVING TAYLOR AND WITH THE WEST AND SOUTH LINES OF SAID 6.14 ACRE TRACT, S41°05'25"E 13.32' TO AN EXISTING IRON PIN; THENCE S28°59'57"E 139.58' TO AN IRON PIN SET 8/23/00; THENCE S53°32'34"E 270.80' TO AN IRON PIN SET 8/23/00; THENCE N78°00'02"E CROSSING PRICHARD BRANCH AT 239' IN ALL 495.00' TO AN IRON PIN SET 20' SOUTHEAST OF A LOGGING ROAD; THENCE LEAVING THE 6.14 ACRE TRACT AND WITH THREE NEW LINES N53°40'32"E 120.00' TO AN IRON PIN SET; THENCE N55°27'30"E 102.18' TO AN IRON PIN SET; THENCE S35°29'19"E 207.75' TO AN EXISTING IRON PIN IN THE NORTHWEST LINE OF JOHN HALL HASELTON (REF. DEEDBOOK 11414 PAGE 271 R.O.D.C.); THENCE WITH HASELTON'S WEST LINES S54°49'47"W 279.33' TO AN EXISTING IRON PIN; THENCE S41°38'26"W 115.49' TO A POINT IN THE CENTER OF A POND; THENCE N89°45'50"W PASSING A WITNESS IRON PIN AT 93.36' AND CONTINUING WITH THOMAS HIRSBRUNNER (REF. DEEDBOOK 11414 PAGE 264 & DEEDBOOK 11632 PAGE 100 R.O.D.C.) IN ALL 176.42' TO AN EXISTING IRON PIN; THENCE N76°11'24"W 241.47' TO AN EXISTING IRON PIN ON THE SOUTH BANK OF PRICHARD CREEK; THENCE N53°32'34"W CROSSING PRICHARD CREEK 414.48' TO AN EXISTING IRON PIN; THENCE N29°33'06"W 152.86' TO AN EXISTING IRON PIN; THENCE N41°05'25"W 444.52' TO AN IRON PIN SET ON THE SOUTH MARGIN OF HESTER BEASLEY ROAD; THENCE LEAVING HIRSBRUNNER AND WITH THE MARGIN OF HESTER BEASLEY ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=13°13'44"; RADIUS=233.37'; ARC=53.88'; TANGENT=27.06'; CHORD=N46°15'55"E 53.76' TO AN EXISTING IRON PIN; THENCE N52°53'12"E 6.31' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING A PORTION OF CLAUDE W. SMITH AND LINDA H SMITH PROPERTY AS RECORDED IN DEEDBOOK 10482 PAGE 430 ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TN 37062, DATED FEBRUARY 27, 2002.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

THE ABOVE TRACT IS SUBJECT TO A NON EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD TO THE NORTH WEST CORNER OF THE SMITH 6.14 ACRE TRACT AND ALSO TO THOMAS HIRSBRUNNER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH EAST MARGIN OF HESTER BEASLEY ROAD ALSO BEING THE SOUTH WEST CORNER OF MYRTLE TAYLOR (REF DEED BOOK 4920 PAGE 661) AND THE NORTHEAST CORNER OF THE ABOVE TRACT, THENCE LEAVING HESTER BEASLEY ROAD AND WITH TAYLORS SOUTH LINE, S41°05'25"E 446.05' TO A EXISTING IRON PIPE; THENCE LEAVING TAYLOR AND WITH THE ABOVE DESCRIBED TRACT S41°05'25"E 13.32' TO A POINT; THENCE S28°59'57"E 50.00' TO A POINT; THENCE S60°58'09"W 60.87' TO AN EXISTING IRON PIN IN THE EAST LINE OF THOMAS HIRSBRUNNER (REF. DEEDBOOK 11632 PAGE 100 R.O.D.C.); THENCE WITH HIRSBRUNNER N29°33'06"W 50.00' TO AN EXISTING IRON PIN; THENCE N60°58'09"E 10.22' TO A POINT; THENCE N41°05'25"W 448.05' TO A POINT IN THE SOUTH MARGIN OF HESTER BEASLEY ROAD; THENCE LEAVING SMITH AND WITH THE SOUTH MARGIN OF HESTER BEASLEY ROAD, AND A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA= 10°45'00"; RADIUS=233.37'; ARC=43.79'; TANGENT= 21.96'; CHORD= N47°30'15"E 43.72' TO A POINT; THENCE N52°53'12"E 6.31' TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO CLAUDE W. SMITH AND WIFE, LINDA H. SMITH BY DEED FROM WILFRED E. HASELTON AND WIFE, SUZANNE H. HAXELTON OF RECORD IN BOOK 10482, PAGE 430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL CONDITIONS, RESTRICTIONS, EASEMENTS, AND ALL OTHER MATTERS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

EXHIBIT B

Restrictions for Property:

1) House must be at least 2000 sq. ft. of finished living space

2) Exterior must be of brick, stone, log, or siding to grade, with no block showing unless it is covered with some type of acceptable material.

3) Outbuildings must be consistent in looks with the home

4) There is to be no parking or storing of vehicles on the easement road; Nor is the easement road to be blocked in any fashion except for the existing gate. Another gate(s) may be installed if necessary but all parties must be given access either by key or other means. An exception, of course, would be gated access to an individual's own private driveway entrance to their residence, should they wish to install such a gate. (See specific easement restrictions)

5) Each property owner shall be responsible for the maintenance of the section of the easement road that passes through his or her property.

6) There will be no free-roaming livestock of any kind including dogs. Horses are permitted, if fenced. NO PIGS.

7) There are to be no commercial enterprises which would require increased traffic on the road.

8) No rental property including bed and breakfast operations

9) No mobile homes

10) Every effort should be made to preserve the natural beauty of the area by removing as few trees as necessary during the construction of the residence.