WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 47,411.00 Affiant
Davidson County DEEDWARR Recvd: 10/26/07 15:21 2 pgs Fees:13.00 Taxes:175.42 20071026-0126962	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF **October, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert V. Troupe	**Robert V. Troupe**	**P/O 02300001100**
(NAME) **Tract 3 Clay Lick Road**	(NAME) 6816 Bethel Rd	
(ADDRESS) **Whites Creek,TN 37189**	(ADDRESS) Greenbrier, TN 37073	
(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, **Siebe Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert V. Troupe,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING 2,550 FEET NORTHWEST OF LICKTON PIKE AND BEING THE SOUTHWEST CORNER OF THE CHARLES KNIGHT PROPERTY AS DESCRIBED IN DEED BOOK 8027, PAGE 829, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE WITH SAID RIGHT OF WAY NORTH 78 DEGREES 15 MINUTES 51 SECONDS WEST, 14.02 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 17 DEGREES 39 MINUTES 47 SECONDS, A RADIUS OF 716.20 FEET, AN ARC LENGTH OF 220.79 FEET, A CHORD BEARING OF NORTH 69 DEGREES 25 MINUTES 57 SECONDS WEST AND A CHORD LENGTH OF 219.92 FEET TO AN IRON ROD; THENCE NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 86.68 FEET TO AN IRON ROD, THE TRUE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF A 50 FOOT STRIP; THENCE WITH SAID RIGHT OF WAY, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 125.30 FEET TO AN IRON ROD ST, THE SOUTHEAST CORNER OF TRACT #4; THENCE LEAVING SAID RIGHT OF WAY, WITH THE EAST LINE OF #4, NORTH 31 DEGREES 30 MINUTES 44 SECONDS EAST, 1626.02 FEET TO AN IRON ROD SET; THENCE SOUTH 64 DEGREES 41 MINUTES 35 SECONDS, EAST 154.26 FEET TO AN IRON ROD SET, THE NORTHWEST CORNER OF THE WEST EDGE OF A 50 FOOT STRIP; THENCE SOUTH 32 DEGREES 30 MINUTES 02 SECONDS WEST, 1636.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.210 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO LONNIE SIEBE, TRUSTEE AND MEGHAN K. SIEBE, TRUSTEE OF THE SIEBE LIVING TRUST BY QUITCLAIM DEED FROM LONNIE LIEBE AND WIFE, MEGHAN SIEBE AND RALPH L. SIEBE AND WIFE, BRENDA K. SIEBE, RECORDED THE 6TH DAY OF JANUARY, 2006, AT INSTRUMENT NUMBER 20060106-0002060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein; and the following:

No single wide mobile homes permitted on all tracts; (2) No double wide mobile homes or single wide mobile homes can be placed on Tracts #1 thru #7 and #14; (3) No swine, or poultry of any kind shall be raised, bred or kept on property; (4) No storage of junk cars, storage of building materials, or any other noxious or offensive operations shall be conducted or maintained on the premises.

The right of the enforcement of these restrictive covenants is vested in the purchaser or assigns of Tracts. Any such purchaser of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

By the creation of the restrictions there is no intention of imposing them on any other land owner by the seller, Siebe Living Trust, whether adjoining said property of any portion of property located in the vicinity thereof, there being no general plan of development of all of their land.

A 50' Unobstructed Ingress/Egress Easement for the benefit of Tracts 5,6,7,8,9,10,11,12,13 and Parcel 185 on Map 23. This Easement will run with the land and the Easement drive will be maintained equally among all property owners it may benefit. Any new development or extension of this 50' Easement will be paid for by the Owner of the tract in which it may benefit, without exception. See Schedule "A" attached for legal description.

A 25' Public Utility Easement will run along the front of Tracts 1 thru 14, parallel to Clay Lick Road.

unimproved ☒
This is improved ☐ property, known as **Tract 3 Clay Lick Road, Whites Creek, TN 37189**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **October, 2007**.

Siebe Living Trust

Lonnie Siebe Trustee
Lonnie Siebe, Trustee

Meghan K Siebe
Meghan K. Siebe, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Lonnie Siebe and Meghan K. Siebe** , whom I am personally acquainted and upon her/his/their oath acknowledged herself/himself/themselves to be the **Trustees**, of the **Siebe Living Trust** and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Siebe Living Trust**.

WITNESS my hand and official seal at **Nashville**, Tennessee, this **10/19/2007** .

NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

MY COMMISSION EXPIRES: 3/21/2011