WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 78,922.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF **October, 2007** Notary Public MY COMMISSION EXPIRES: 3/21/ (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/26/07 15:24 2 pgs
Fees:13.00 Taxes:292.01
20071026-0126968

Sherra McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

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
James Frazier and Lisa Frazier	**James & Lisa Frazier**	**P/O 02300001100**
(NAME) **Tract 14 Clay Lick Road**	(NAME) SAME	
(ADDRESS) **Whites Creek,TN 37189**	(ADDRESS)	
(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 **James Frazier and Lisa Frazier, husband and wife,** 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 SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND 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; THENCE WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04 DEGREES 17 MINUTES 15 SECONDS, A RADIUS OF 716.20 FEET, AN ARC LENGTH OF 53.59 FEET, A CHORD BEARING OF NORTH 76 DEGREES 58 MINUTES 41 SECONDS WEST AND A CHORD LENGTH OF 53.58 FEET TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT#1; THENCE LEAVING SAID RIGHT OF WAY, NORTH 34 DEGREES 05 MINUTES 14 SECONDS EAST, 275.41 FEET TO AN IRON ROD; THENCE SOUTH 84 DEGREES 51 MINUTES 46 SECONDS EAST, 298.78 FEET TO AN IRON ROD; THENCE NORTH 28 DEGREES 59 MINUTES 36 SECONDS, EAST 865.70 FEET TO AN IRON ROD; THENCE NORTH 04 DEGREES 42 MINUTES 17 SECONDS EAST, 405.21 FEET TO AN IRON ROD; THENCE SOUTH 30 DEGREES 17 MINUTES 57 SECONDS EAST, 262.98 FEET TO AN IRON ROD; THENCE SOUTH 20 DEGREES 18 MINUTES 52 SECONDS EAST, 75.44 FEET TO AN IRON ROD; THENCE SOUTH 03 DEGREES 42 MINUTES 45 SECONDS WEST, 964.85 FEET TO AN IRON ROD; THENCE NORTH 84 DEGREES 51 MINUTES 46 SECONDS WEST, 825.25 FEET TO AN IRON ROD; THENCE SOUTH 30 DEGREES 45 MINUTES 11 SECONDS WEST, 221.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.157 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 14 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 **22nd** day of **October, 2007**.

Siebe Living Trust

Trustee
Lonnie Siebe, Trustee

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 **10/22/2007** .

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN