File No. 271200055

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/07 10:50 2 pgs
Fees:13.00 Taxes:210.97
20071214-0143999

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$57,019.92**

Adrian R. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2007.

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 7/23/2011

NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian L. Jones	Adrian L. Jones	Map 23
(NAME) Tract 4 Claylick Road	(NAME) P O BOX 524	Parcel 187
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) ANTIOCH, TN 37011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Robert V. Troup, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrian L. Jones and Nicole L. Jones, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, 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; 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, 211.98 FEET TO AN IRON ROD, THE SOUTHWEST CORNER OF TRACT #3 AND THE SOUTHEAST CORNER OF TRACT #4, THE TRUE POINT OF BEGINNING; THENCE WITH SAID RIGHT OF WAY, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 140.55 FEET TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT #5; THENCE, LEAVING SAID RIGHT OF WAY, WITH THE EAST LINE OF TRACT #5, NORTH 33 DEGREES 37 MINUTES 18 SECONDS EAST, 128.54 FEET TO AN IRON ROD; THENCE, NORTH 51 DEGREES 57 MINUTES 39 SESCONDS, EAST 94.77 FEET TO AN IRON ROD; THENCE, NORTH 28 DEGREES 43 MINUTES 59 SECONDS EAST, 1399.17 FEET TO AN IRON ROD; THENCE, SOUTH 64 DEGREES 41 MINUTES 35 SECONDS EAST, 171.37 FEET TO AN IRON ROD, THE NORTHWEST CORNER OF TRACT #3; THENCE, WITH THE WEST LINE OF TRACT #3, SOUTH 31 DEGREES 30MINUTES 44 SECONDS WEST, 1626.02 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to Robert V. Troupe by Warranty Deed from Siebe Living Trust of record in Instrument No. 20071026-0126961, Register's Office for Davidson County, Tennessee.

No double wide mobile homes or single wide mobile homes can be placed on Tracts #1 thru #7 and #14.

No single wide mobile homes permitted on all tracts.

No swine, or poultry of any kind shall be raised, bred or kept on property.

No storage of junk cars, storage of building materials, or any other noxious or offensive operations shall be conducted or maintained on the premises.

House has to be at least 1600 square feet or larger.

No garage doors open to the front.

House must be brick to grade.

Any outside buildings must match material of the house.

Buyer is aware of there being an old septic tank on Tract # 4.

The right of the enforcement of these restrictive covenants is vested in the purchaser or assigns of Tracts. Any such purchaser of any 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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as TRACT #4, Claylick 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 7th day of December, 2007.

Robert V. Troupe

Robert V. Troupe

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert V. Troupe the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of December, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271200055

RETURN TO:

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