Davidson County DEEDWARR
Recvd: 10/24/08 11:56 3 pgs
Fees:18.00 Taxes:481.00

20081024-0106541

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

MORTGAGEE:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of October, 2008.

NOTARY PUBLIC
My Commission Expires: 4-22-09

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Willard R. Nance, Jr.	Same as Owner	030-00 0 261.00 & 030-00 0 262.00
313 Canberra Ct		
Hermitage TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WILLARD R. NANCE, JR. and wife, HOLLY A. NANCE**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 2: BEING located in the 14th Civil District, Davidson County, Tennessee, on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office, Davidson County, Tennessee. See Tax Map 30, Parcel 63.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract #3 of the Hopkins property (5.64 acres as per survey of same date) and the northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 842.26 feet from an 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 120.00 feet to an iron rod in said margin; thence leaving road with line of Tract #1 of the Hopkins property (5.25 acres as per survey of same date) South 17 degrees 00 minutes 10 seconds East 418.58 feet to an iron rod; thence South 26 degrees 53 minutes 04 seconds East 321.44 feet to an iron rod; thence with line of Martha Swah (IN #20000425-0040962, RODCT) South 51 degrees 30 minutes 00 seconds West 255.00 feet to an iron rod at a fallen post; thence with line of Martha Swah ON #20020619-0074092,

RODCT) South 50 degrees 23 minutes 23 seconds West 11.98 feet to an iron rod; thence North 88 degrees 21 minutes 08 seconds West 206.07 feet to an iron rod at a beech stump; thence with line of said Tract #3 North 01 degree 57 minutes 40 seconds East 822.18 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

A 40-feet wide Nashville Gas transmission easement crosses the above described tract - just crossing into the above described tract at or near the northeast corner. **See plat for more specific location.**

TRACT NO. 3: BEING located in the 14th Civil District, Davidson County, Tennessee, on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office, Davidson County, Tennessee. See Tax Map 30, Parcel 63.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract #4 of the Hopkins property (7.97 acres as per survey of same date) and the northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 638.62 feet from an 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 203.64 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Hopkins property (5.01 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 822.18 feet to an iron rod at a beech stump; thence with line of Martha Swah (IN #20020619-0074092, RODCT) South 03 degrees 44 minutes 32 seconds West 94.60 feet to a large poplar tree; thence South 01 degree 06 minutes 19 seconds West 254.31 feet to a 16-inch walnut tree; thence South 13 degrees 21 minutes 44 seconds West 35.67 feet to an iron rod at a large oak tree; thence South 67 degrees 09 minutes 45 seconds West 213.49 feet to an iron rod; thence with line of said Tract #4 North 01 degree 57 minutes 40 seconds East 1257.19 feet to the point of beginning containing 5.64 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

BEING a portion of the property conveyed to ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS by Deed executed by MARJORIE BURTON SAMS and husband, PAUL B. SAMS and recorded as Instrument No. 20060814-0099694, said Register's Office.

Residential Deed Restrictions

1. Mobile Homes and Non-Site Built Homes (single wide, double wide, triple wide, modular and any other classification) are not permitted to be placed on the property at any time. Systems Built Log homes are permitted, and are excluded from this restriction.

2. Future subdividing of any parcel is not permitted. Each parcel is constrained to the size and shape described in the September 27, 2007 survey performed by Carroll Carman, registered Tennessee Land Surveyor. Said survey was recorded with the Davidson County Register of Deeds in 2007.

3. Storage of junk metal or junk cars on the property is not permitted.

4. Logging of trees, except that considered reasonable and necessary for construction, is prohibited.

5. Homes may not be occupied until completion, when certificate of occupancy is issued by the County Codes department.

This is unimproved property known as Tracts 2 and 3, Seymour Hollow Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 23rd day of October, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT JOEL HOPKINS

SARIAH HOPKINS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23rd day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 4.22.09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds