BILL GARRETT, Davidson County
Trans:T20090066695 DEEDWARR
Recvd: 10/01/09 08:32 3 pgs
Fees:18.00 Taxes:185.00
20091001-0090979

WARRANTY DEED

PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF _SUMNER_____

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Linda Louise Braddock
Affiant

Sworn to and subscribed before me on this the 28 day of September, 2009.

Curtis M. Lincoln
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4-16-09

MORTGAGEE:

F & M Bank
2081 Wilma Rudolph Blvd.
Clarksville, TN 37040

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. James Patrick Braddock	Same as Owner	030-0 0 265.00
2120 Brookview Drive		
Nashville, TN 37214		

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 **JAMES PATRICK BRADDOCK and wife, LINDA LOUISE BRADDOCK,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in the 14th Civil District of Davidson County, TN, on the South side of Seymour Hollow Road and being described as follows:

BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #7 of the Hopkins Property (5.01 acres as per survey of same date) and the Northwest corner of this tract, also being North 81 deg. 06 min. 29 sec. East 266.63 feet from a 14-inch walnut tree in the East boundary of Jason K.

Forrest (Instrument No. 20030312-0033005, RODC,TN) as you measure along said margin; thence with said margin North 81 deg. 06 min. 29 sec. East 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract No. 5 of the Hopkins Property (5.20 acres as per survey of same date) South 01 deg. 57 min. 40 sec. West 484.89 feet to an iron rod; thence South 31 deg. 32 min. 10 sec. West 735.09 feet to an iron rod; thence with line of Martha Swah (Inst. No. 20020619-0074092, RODC, TN) North 60 deg. 52 min. 57 sec. West 208.86 feet to an iron rod; thence South 87 deg. 47 min. 25 sec. West 69.70 feet to an iron rod at a large oak tree; thence North 82 deg. 15 min. 04 sec. West 53.70 feet to an iron rod; thence with line of said Tract No. 7 North 42 deg. 49 min. 49 sec. East 840.25 feet to an iron rod; thence North 01 deg. 57 min. 40 sec. East 369.78 feet to the point of beginning, containing 5.20 acres, more or less by survey by Carroll Dean Carman, RLS, TN No. 910, dated September 27, 2007.

BEING a portion of the property conveyed to ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS by Deed dated August 4, 2006, and executed by MARJORIE BURTON SAMS and husband, PAUL B. SAMS and recorded as Instrument No. 2006814-0099694, said Registers' Office.

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH FOLLOW WITH THIS PROPERTY:

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. **All other types of system built homes shall require prior approval from Seller.**

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 in the Register's Office for Davidson as Instrument No. 20071001-0116457.

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

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

5. Commercial kenneling of dogs is not permitted on property.

6. Swine are not permitted to be raised or kept on the property.

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

This is unimproved) property known as Lot No. 6, 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 28 day of September, 2009, 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 28 day of September, 2009.

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-26-13