File Box 8

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20110036347 DEEDWARR
Recvd: 06/17/11 10:10 3 pgs
Fees:18.00 Taxes:388.50
20110617-0046575



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50918
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Scott J. Johnson<br>Diana M. Johnson<br>1213 16th Avenue South<br>Nashville, Tennessee 37212 | SAME |

**TAX MAP-PARCEL NUMBERS:** 04415043900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter B. Kroll and wife, Julie R. Kroll**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott J. Johnson and wife, Diana M. Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Part of Lot No. 192A on the Plan of Section "A" Village of Hickory of record in Instrument No. 20060106-0002324, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom is the property lying east of the "top of the bluff" line on the above referenced plat, which was conveyed to the United States of America by Deed of record in Book 2155, page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter B. Kroll and wife, Julie R. Kroll, by Warranty Deed from Scott J. Johnson and wife, Diana M. Johnson, dated December 21, 2007 and recorded on December 26, 2007, of record in Doc. No. 20071226-0147274, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; **Restrictions and Use Limitations set forth in Exhibit "A" hereto and made a part hereof by reference**; The Plan, with Owner's Certificate, of record in Doc. No. 20060106-0002324, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line of said Lot and an approximate location of 100 year flood plain along the rear line of said Lot; Easements for certain right of ways as set out in Book 626, page 556, said Register's Office; Subject to the high and low water marks of the Cumberland River; Easements for right of ways for the telephone lines to Cumberland Telephone and Telegraph Co. Inc, of record in Book 662, page 743, said Register's Office.

**This is unimproved property, known as: 905 Riverside Road, Old Hickory, Tennessee 37138**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 10th day of June, 2011.

Peter B. Kroll

Julie R. Kroll

**State of** TENNESSEE
**County of** DAVIDSON

On this 10th day of June, 2011 , before me the undersigned authority, personally appeared Peter B. Kroll Julie R. Kroll , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/6/15

BENJAMIN P. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2011

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT "A"

Restrictions and Use Limitations

In order to avoid impairing the view afforded the house currently situated on neighboring Lot No. 1, the main residence to be constructed on Lot No. 2 must be built within an area which is no closer than 37.2 feet from, and running parallel to, the easterly right of way of Riverside Road at the front of said Lot, and no farther than 112.2 feet from, and running parallel to, the said easterly right of way of Riverside Road.

A guesthouse/boat house may be constructed beyond the 122.2 foot line which is parallel to the easterly right of way of Riverside Road at the northeasterly, rear portion of Lot No. 2. The height of boat house, relative to the crawl space door of 901 Riverside Rd. (514.4') will not exceed 525' to the highest portion of the structure. It will meet the same side setback requirement (10') and in this area the 20' rear setback as required by Davidson County will apply.