BILL GARRETT, Davidson County
Trans:T20130076017 DEEDWARR
Recvd: 09/03/13 14:26 3 pgs
Fees:18.00 Taxes:140.60
20130903-0092649

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Kenneth L. Burton, unmarried 4990 Clarksville Highway Whites Creek, TN 37189	Same as Owner	030 0 0 0 267.00

Mortgagee:

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $38,000.00.

Kenneth L Burton
Affiant

Sworn to and subscribed before me on this the 30th day of August, 2013.

M.V. Brooks-Palmer
Notary Public

Commission Expires: 05/22/17

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Sariah M. Hopkins, married,*** hereinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Kenneth L. Burton, unmarried***, hereinafter called GRANTEE(S), 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:

TRACT NO. 8: BEGINNING at a 14-inch walnut tree in the South margin of Seymour Hollow Road, same being in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) and the Northernmost Northwest corner of this tract; thence with said margin North 81 degrees 06 minutes 29 seconds East 142.63 feet to an iron rod in said margin; thence leaving road with line of Tract #7 of the Hopkins property (5.01. acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 254.67 feet to an iron rod; thence South 49 degrees 38 minutes 50 seconds West 800.78 feet: to an iron rod; thence with line of David Lee Gunderson (DB 3702, PG 352, RODCT) North 12 degrees 46 minutes 21 seconds East 88.93 feet to a fallen snag; thence North 04 degrees 56 minutes 25 seconds West 253.97 feet to a metal post; thence North 03 degrees 27 minutes 37 seconds West 204.71 feet to an iron rod at a cedar post; thence with line of Jason K. Forrest North 82 degrees 05 minutes 03 seconds East 511.01

feet to an iron rod; thence North 05 degrees 39 minutes 1.8 seconds West 137.17 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.

BEING the same property conveyed to SARIAH M. HOPKINS, married by Quitclaim Deed dated August 21, 2012, and executed by ROBERT JOEL HOPKINS and wife, SARIAH M. HOPKINS and recorded as Instrument No. 20120828-0077719, said Register's Office.

This is not marital property of the Grantor.

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH FOLLOWS 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 of 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 property known as Tract 8, Seymour Hollow, 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 GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are fully 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 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 30th day of August, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SARIAH M. 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, Sariah M. 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, TN, this the 30th day of August, 2013.

M.V. Brooks-Palmer
Notary Public

My Commission Expires: 05/22/17

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY