WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
T. M. Turange P. O. Box 293353 Nashville, TN 37229	Same as Owner	030000264.00

Mortgagee:

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $58,000.00.

Affiant

Sworn to and subscribed before me on this the 14 day of Feb, 2014.

Commission Expires: 2.6.17

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC CURTIS M. LINCOLN DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140012902 DEEDWARR
Recvd: 02/25/14 09:03 3 pgs
Fees:18.00 Taxes:214.60
20140225-0015872

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 ***T. M. Turange, unmarried***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows:

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

TRACT #5: BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #6 of the Hopkins property (5.20 acres as per survey of same date) and the Northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 390.63 feet from a 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 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract #4 of the Hopkins property (5.20 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 600.00 feet to an iron rod; thence South 19 degrees 29 minutes 11 seconds West 703.02 feet to an iron rod; thence with line of Martha Swah IN #20020619-0074092, RODCT) North 64 degrees 25 minutes 50 seconds West 246.60 feet to a 10-inch elm tree; thence North 60 degrees 52 minutes 57 seconds West 52.75

feet to an iron rod; thence with line of said Tract #6 North 31 degrees 32 minutes 10 seconds East 735.09 feet to an iron rod; thence North 01 degree 57 minutes 40 seconds East 484.89 feet to the point of beginning containing 5.20 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 by Quitclaim Deed dated August 20, 2012, and executed by ROBERT JOEL HOPKINS and wife, SARIAH M. HOPKINS and recorded as Instrument No. 20120828-0077718, said Registers' Office.

This is not marital property of the Grantor.

This is unimproved property known as 5040 Seymour Hollow Road, Whites Creek, TN 37189.

This property is subject to the following Restrictions that run with the land:

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.

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 , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

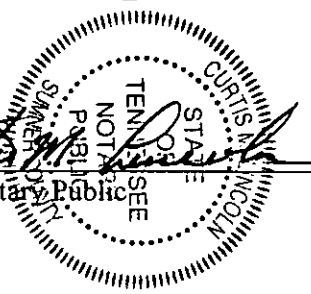
Sariah M. Hopkins

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 3 day of Feb, 2014.



Notary Public

My Commission Expires: 2-6-17