BILL GARRETT, Davidson County
Trans:T20140049003 DEEDQC
Recvd: 07/09/14 14:48 2 pgs
Fees:12.00 Taxes:0.00
20140709-0060496

QUITCLAIM DEED

State of Tennessee }
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $--0--

Michael Christian
Affiant

Sworn to and subscribed before me this 7 day of July, 2014

Robert F Spann
NOTARY PUBLIC

My Commission expires 5-15-18.

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Michael Christian	Same	12700029100
4291 Gourley Road		
Pegram, TN 37143		

FOR AND IN CONSIDERATION of ten dollars, and other good and valuable consideration, I, **Lela Christian**, unmarried, do hereby quitclaim to **Michael Christian**, all of my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70 N); said pin being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, page 196); thence with the northerly right-of-way of Charlotte Pike as follows: S. 53° 40' W. a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet, a distance of 895.28 feet to the true point of beginning, said point being the southwest corner to Tract 4 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike as follows:

Westerly with a curve to the right having a radius of 2825.00, a distance of 80.17 feet (LC = S. 72° 38' W. 80.17 feet) to a point; N. 16° 33' W. a distance of 10.00 feet to a point; westerly with a curve to the right, having a radius of 2815.00 feet, a distance of 179.83 feet (LC = S. 75° 17' W. 179.80' to an iron pin located at the southeast corner of Tract 2; thence with Tract 2 N. 0° 26' W. a distance of 2211.11 feet to an iron pin located in the southerly line of the Gary Smith property; thence with Smith's line S. 88° 04' E. a distance of 253.90 feet to an iron pin located at the northwest corner of Tract 4; Thence with Tract 4, S. 0° 26' E. a distance of 2142.48 feet to the point of beginning, containing 12.68 acres, more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

Being the same property conveyed to Lela Christian by deed from Frank O. Bates and Mattie Lou Resha, of record in Book 10512, page 882, Register's Office for Davidson County, Tennessee.

This is property known as 8290 Charlotte Pike, Nashville, TN 37209.

The above-described property is conveyed to the purchaser, his heirs and assigns, subject to the following restrictive covenants, which are covenants running with the land and binding on and enforceable by the purchasers, their heirs and assigns until June 12, 2017.

1. Any residence built on the property must contain a minimum of 1,700 square feet of improved living area for a one-story home, and a minimum of 1,500 square feet on the first floor of a two-story hone. Said area does not include decks, patios, garages and/or carports,

2. Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.

3. Any detached garage, carport, utility building or barn must be built and located to the rear of the residence

4. No trailer, mobile home, modular home, basement only, garage, or other out building, shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted on said property.

5. No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

6. No abandoned or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.

7. No illegal use of the property will be permitted.

Witness my hand, this 7 day of July, 2014.

Lela Christian
LELA CHRISTIAN

STATE OF TENNESSEE
COUNTY OF TENNESSEE
Personally appeared before me, the undersigned, a Notary Public of said County and State **Lela Christian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of July, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-15-18