BILL GARRETT, Davidson County
Trans:T20150039444 DEEDWARR
Recvd: 05/20/15 16:04 4 pgs
Fees:23.00 Taxes:111.00
20150520-0046787

Map-Parcel No.
169 00 0 140.00 (part)

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash and other good and valuable consideration, paid and to be paid by Jefferson H. Perky and wife, Sarah Richter Perky, the receipt of which is hereby acknowledged, I, Linda Smith, Trustee of the Wilfred E. Haselton Family Trust Dated March 21, 1996, have bargained and sold, and by these presents do transfer and convey, unto the said Jefferson H. Perky and wife, Sarah Richter Perky, their heirs and assigns, a certain tract or parcel of land lying and being situated in the Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being a tract of land as shown on Property Map 169, Assessor's Office, lying on Hester Beasley Road and lying in Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by Hester Beasley Road, Craig Wilson and Manly Marilyn Archey on the Northeast; Willem J. Dirksen on the North; Gregory Alan Smith, Wilfred E. Haselton's 6.96 acres on the East; John Hall Haselton on the South, Claude W. Smith on the West, more particularly described as follows:

Beginning at an iron pin set on the East side of Hester Beasley Road, located s52°03'37"e 11.99' from an existing iron pin, the Southwest corner of Craig Wilson (ref. Instrument 20081229 page 122610 R.O.D.C. – Property Map 169 Parcel 42) thence leaving Hester Beasley Road and with Wilson's South line s52°03'37"e 621.19' to an existing iron pipe; thence first with Wilson and then with Manly Marilyn Archey (ref. Instrument 20010503 page 45637 R.O.D.C.- Property Map 169 Parcel 41) n01°03'05"e 539.98' to a 1" iron pin in a fence, the Southwest corner of Willem J. Dirsen (ref. Instrument 20120529 Page 46021 R.O.D.C.- Property Map 169 Parcel 357); thence leaving Archey and with Dirksen's south line s87°09'40"e 447.31' to an existing iron pin, the Northwest corner of Gregory Alan Smith (ref. Instrument#20030616 Page 82678 R.O.D.C. – Property Map 169 Parcel 352); thence

THIS INSTRUMENT PREPARED BY: DANIEL J. PERKY, ATTORNEY,
LEXINGTON, TENNESSEE 38351

leaving Dirksen and with Gregory Alan Smith's West line s02°50'20"w passing an existing iron pin at 119.79'; a second iron pin at 180.97', a third iron pin at 264.57' in all 314.58' to a point in a branch of Prichard Creek, Gregory Alan Smith's Southwest corner and the Northwest corner of Wilfred E. Haselton Family Trust's 6.96 acres tract; thence leaving smith and said creek with 6.96 acre's West line s02°36'03"e passing an iron pin set at 30.00'; a second iron pin at 81.20' in all 1034.63' to an iron pin set in the North line of John Hall Haselton (ref. Instrument 20100824 Page 66769 R.O.D.C.– Property Map 169 Parcel 146); thence leaving Haselton's 6.96 acre tract and with John Hall Haselton's North line s65°38'11"w 356.47' to an existing iron pin, the Southeast corner of Claude W. Smith (ref. Deed book 10482 Page 430 R.O.D.C.); thence leaving John Hall Haselton and with Claude W. Smith's East line n04°47'10"e 728.80' to an existing iron pin, the Southeast corner of a second Claude W. Smith tract (ref. Deed book 10482 Page 439 R.O.D.C.); thence with Smith's second tract n52°03'37"w passing an existing iron pin at 304.78'; a second iron pin at 360.52'; in all 950.00' to an existing iron pin on the east side of Hester Beasley Road; thence leaving Smith and with the Southeast side of Hester Beasley Road n35°53'14"e 60.04' to the point of beginning, containing 12.62 acres, more or less.

This being a part of the Wilfred E. Haselton Trust as recorded in Deed Book 11443 Page 909 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 06, 2006 and revised February 3, 2015.

The above tract has the benefit of a water service line easement of record in Instrument No. 20030115-0006026 in the Register's Office of Davidson County, Tennessee. and an easement for ingress, egress and utilities recorded in Instrument No. 20020716-0085284 in said Register's Office.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. 2015 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to easement for ingress, egress and utilities of record in Instrument Number 20020716-0085284, in said Registers Office.
5. Subject to the following restrictions which shall run with the land for a period of 30 years:

A. Residence must be at least 2000 square feet of finished living space.
B. Exterior must be of brick, stone, log or siding to grade with no block showing.
C. Outbuildings must be consistent in looks with the home.
D. There is to be no parking or storing of vehicles on the easement road nor is the Easement road to be blocked in any fashion except for the existing gate.

Another gate(s) may be installed if necessary but all parties must be given access either by key or other means.
E. Grantees shall be responsible for the maintenance of the section of the easement road that passes through his or her property.
F. There are to be no free roaming livestock of any kind, including dogs. Horses are permitted, if fenced. No pigs are allowed.
G. There are to be no commercial enterprises which would require increased traffic on the road.
H. No rental property including bed and breakfast operations are allowed.
I. No mobile homes.
J. Every effort should be made to preserve the natural beauty of the area by removing as few trees as necessary during construction and afterwards. No wholesale cutting of trees for commercial sale is permitted.

SUBJECT to an easement road running through the within described property to the privately owned Haselton Family lake.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interests thereto, belonging to the said Jefferson H. Perky and wife, Sarah Richter Perky, their heirs and assigns forever. And I do covenant with the said Jefferson H. Perky and wife, Sarah Richter Perky, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind our heirs and assigns to warrant and forever defend the title to said land to the said Jefferson H. Perky and wife, Sarah Richter Perky, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my signature on this the 9th day of May, 2015.

Linda Smith, Trustee
LINDA SMITH, TRUSTEE

ACKNOWLEDGMENT

STATE OF TENNESSEE:

COUNTY OF Davidson:

Personally appeared before me, the undersigned, a Notary Public duly qualified and commissioned in and for the State and County aforesaid, the within named Linda Smith, Trustee of the Wilfred E. Haselton Family Trust Dated March 21, 1996, the within named bargainor with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 9 day of May, 2015.

THOMAS E LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

5/8/17

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ ~~10.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Person or agency responsible for payment of taxes:

$30,000.00

$340.80

THOMAS E LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 9th day of May, 2015.

Notary Public

My Commission Expires:

5/8/17