BILL GARRETT, Davidson County
Trans:T20150041694 DEEDWARR
Recvd: 05/29/15 10:11 2 pgs
Fees:13.00 Taxes:249.75
20150529-0049563

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Courtney K. Benjamin
Affiant

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2015.

Deborah L. Baxter
Notary Public
MY COMMISSION EXPIRES: 4/22/2015
File No. G15-1717S

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Terranova and Donna Terranova, husband and wife (NAME)	Daniel Terranova and Donna Terranova (NAME)	01200008500
2 Baker Road (STREET ADDRESS)	141 Allen Dr. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **J. Kenneth Williams and Juanita Williams, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Terranova and Donna Terranova, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated April 24, 2007, and revised 5/25/07, known as Job No. 070069 as follows:

Beginning at an iron pin found on the northerly margin of Baker Road, said point of beginning being southwest corner of this tract and also being 305.66 east of southeast corner of the Teen Challenge International Nashville (Doc #200060630-0078443 and D.B. 4322, page 575, said Register's Office); thence with the line of Tract 4 of this survey N 20°55'13" E 1145.60' to an iron pin set on the margin of CSX Railroad property; thence with CSX S60°28'47" E 256.82' to an iron pin; thence leaving CSX S27°32'57" E 1174.55 to an iron pin set on the margin of Baker Road; thence with the margin of the said Road (25' from the centerline) N 42°25'43" W 132.43' to the point of beginning, containing 5.02 acres more or less.

BEING a portion of the same property conveyed to J. Kenneth Williams and Juanita Williams, husband wife, from Wayne Alan Steur, Trustee of the Wayne Alan Streur Trust dated May 19, 1989, by Deed dated May 12, 2012, and as of record in Instrument No. 20120507-0039123, said Register's Office.

The following shall be restrictions on the subject tract, which restrictions shall be perpetual covenants running with land, and shall be binding upon Grantees, their successors, heirs, and assigns as follows:

1. No home may be of modular or modular type, nor shall mobile homes or double-wide mobile homes be permitted.
2. No residence shall be erected having less than 1800 square feet devoted to living area excluding garages, carports, breezeways and basements.
3. No swine shall be raised, bred, or kept on any lot.
4. Inoperable or unlicensed automobiles or trucks are not to be allowed or placed on any lot.

5. Invalidation of any one of these covenants by judgement of Court shall in no wise affect any of the other provisions which shall remain in full force and effect.
6. Garages may be constructed on subject property but must be in conformance with all applicable codes requirements/restrictions and shall be of similar construction, materials, and workmanship as is the residence built on the property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Greenbelt Application of record in Instrument No. 20120822-0075660, Register's Office for Sumner County, Tennessee.

2. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of the TCA 67-5-1001 through 67-5-1010.

3. Easement to US Sprint as recorded in Instrument No. 20140114-0003779, Register's Office for Sumner County, Tennessee.

4. Restrictions as recorded in Instrument #20070612-0070362, Register's Office for Sumner County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 2 Baker Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of May, 2015.

J. Kenneth Williams — May 27, 2015 Date

Juanita Williams — May 27, 2015 Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named J. Kenneth Williams and Juanita Williams, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066