BILL GARRETT, Davidson County
Trans:T20150048561 DEEDWARR
Recvd: 06/18/15 10:13 5 pgs
Fees:28.00 Taxes:55.50
20150618-0058117

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 Ebba Katherine Robb and husband, Clifford Armstrong Robb, 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 Ebba Katherine Robb and husband, Clifford Armstrong Robb, 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 WEST OF HASELTON ROAD AND LYING IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY CHRISTOPHER D. GOLDBECK AND W.E. STEPHENS, JR ON THE EAST; JOHN HALL HASELTON ON THE SOUTH; JEFF PERKY 12.62 ACRE TRACT ON THE WEST; GREGORY ALAN SMITH ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT ON THE SOUTH WEST SIDE OF HASELTON ROAD SAID MONUMENT BEING THE SOUTHEAST CORNER OF TRACT 6 OF SECTION 2 OF HASELTON SUBDIVISION (REF. PLAT BOOK 6050 PAGE 554 R.O.D.C.) , A NORTHWESTERLY CORNER OF SHEREE H.. ALLEN (REF. INSTRUMENT# 20070904 PAGE 0105323 R.O.D.C- PROPERTY MAP 169 PARCEL 139) THENCE WITH THE SOUTH SIDE OF HASELTON ROAD S69°36'31"E 78.80' TO AN EXISTING IRON PIN, A CORNER OF THE SUZANNE H. HASELTON ET AL REMAINDER (REF. DEED BOOK 11443 PAGE 927 R.O.D.C-

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

PROPERTY MAP 169 PARCEL 40); THENCE LEAVING HASELTON ROAD AND WITH ALLEN'S SOUTH LINES S71°00'16"W 602.79' TO AN EXISTING IRON PIN; THENCE S86°16'36"W 439.94' TO AN EXISTING IRON PIN; THENCE S02°43'19"W 174.68' TO AN EXISTING IRON PIN JUST NORTH OF A SMALL CREEK, THE NORTHEAST CORNER OF CHRISTOPHER D. GOLDBECK (REF. INSTRUMENT#20071008 PAGE 00119502 R.O.D.C.- PROPERTY MAP 19 PARCEL 354); THENCE WITH GOLDBECK'S EAST LINE S02°43'18"W PASSING AN IRON PIN SET AT 71.63', A SECOND IRON PIN AT 121.63', IN ALL 393.11' TO AN EXISTING IRON STAKE IN THE NORTH LINE OF W.E. STEPHENS, JR. (REF. INSTRUMENT# 20071212 PAGE 0143239 R.O.D.C.- PROPERTY MAP 169 PARCEL 66); THENCE LEAVING SUZANNE H. HASELTON ET AL AND WITH GOLDBECK'S SOUTH LINE AND STEPHENS' NORTH LINE N86°59'52"W 858.30' TO AN EXISTING IRON STAKE THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE LEAVING THE TRUE POINT OF BEGINNING AND WITH STEPHENS' WEST LINE S03°12'05"W 389.95' TO AN EXISTING IRON PIN, THE NORTHEAST CORNER OF JOHN HALL HASELTON (REF. DEED BOOK 201000824 PAGE 0066769 R.O.D.C. –PROPERTY MAP 169 PARCEL 146); THENCE LEAVING STEPHENS AND WITH JOHN HALL HASELTON'S NORTH LINE S65°38'10"W 331.14' T0 AN IRON PIN SET, THE SOUTHEAST CORNER OF JEFF PERKY'S 12.62 ACRE TRACT; THENCE LEAVING JOHN HALL HASELTON AND WITH PERKYS EAST LINE N02°36'03"W PASSING A WITNESS IRON PIN SET AT 953.43', A SECOND IRON PIN AT 1004.63' IN ALL 1034.63' TO A POINT IN THE CENTER OF A BRANCH OF PRICHARD CREEK IN THE SOUTH LINE OF GREGORY ALAN SMITH (REF. INSTRUMENT#20030616 PAGE 0082678 R.O.D.C.- PROPERTY MAP 169 PARCEL 352); THENCE LEAVING PERKY AND RUNNING UP PRICHARD CREEK WITH GREGORY ALAN SMITH'S SOUTH LINE FOR THE FOLLOWING NINE CALLS TO POINTS: S37°09'13"E 34.38'; N78°12'00"E 31.18'; S56°58'33"E 26.89'; N82°16'13"E 60.97'; S60°40'54"E 58.71'; S65°01'47"E 108.13'; S39°33'34"E 38.77'; S11°14'14"W 29.55'; S62°39'43"E 44.06' TO A POINT, THE AFOREMENTIONED CHRISTOPHER D. GOLDBECK'S SOUTHWEST CORNER; THENCE LEAVING THE CREEK AND SMITH WITH GOLDBECK'S'S WEST LINE N63°42'33"E 30.01' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF THE AFOREMENTIONED CHRISTOPHER D. GOLDBECK; THENCE LEAVING SMITH AND WITH GOLDBECK'S WEST LINE S00°19'54"E PASSING AN IRON PIN AT 27.89', A SECOND IRON PIN AT 80.47' IN ALL 340.00' TO THE TRUE POINT OF BEGINNING, CONTAINING 6.96 ACRES, MORE OR LESS, AND BEING A PORTION 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.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

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 Ebba Katherine Robb and husband, Clifford Armstrong Robb, their heirs and assigns forever. And I do covenant with the said Ebba Katherine Robb and husband, Clifford Armstrong Robb, 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 Ebba Katherine Robb and husband, Clifford Armstrong Robb, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my signature on this the 4th day of June, 2015.

Linda Smith, Trustee
LINDA SMITH, TRUSTEE

ACKNOWLEDGMENT

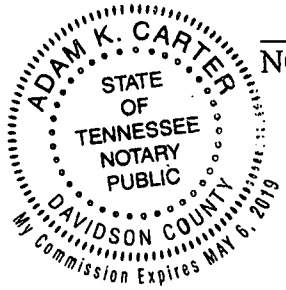
STATE OF TENNESSEE:

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 4th day of June, 2015.

My Commission Expires:
05/06/2019



Adam Carter
NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 15,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ebba Robb
AFFIANT

Subscribed and sworn to before me this the 4th day of June, 2015.

Adam Carter
Notary Public

My Commission Expires:
05/06/2019

Person or agency responsible for payment of taxes:

ADAM K. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

New owner and party responsible for taxes:

Ebba Robb
3945 Windmill Run Drive
Wamego, KS 66547