BILL GARRETT, Davidson County
Trans: T20150049287 DEEDWARR
Recvd: 06/19/15 15:05 3 pgs
Fees: 18.00 Taxes: 181.30

20150619-0059062

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Patricia Curtis
Affiant

Subscribed and sworn to before me, this 12TH DAY OF JUNE, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna P. Stephens and husband, Jack H. Stephens	Donna P. Stephens (NAME)	01800003200
931 Hitt Lane (ADDRESS)	931 Hitt Lane (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James M. Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donna P. Stephens and husband, Jack H. Stephens, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY AS FOLLOWS:

BEGINNING AT A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM, HAVING A DEED REFERENCE IN DEED BOOK 5066, PAGE 708, RODCT, SAID POINT BEING LOCATED FROM A CONCRETE MONUMENT (OLD), IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, THE NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM,
S 12 28'56" E, 8.70 FEET, TO THE POINT OF BEGINNING, THE NORTHWEST CORNER OF THIS TRACT, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY SIDE OF LUMSLEY FORK, AND CONTINUING, AS FOLLOWS:
N 84 26'46" E, 343.70 FEET TO A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY BANK OF LUMSLEY FORK;
THENCE WITH A NEW LINE, AS FOLLOWS:
S 00 00'00" W, 341.40 FEET TO AN IRON PIN (NEW);
THENCE, S 37 23'50" E, 627.95 FEET TO AN IRON PIN (NEW);
THENCE, S 02 23'56" W, 503.63 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, HAVING A DEED REFERENCE IN DEED BOOK 4434, PAGE 77, RODCT;
THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, AS FOLLOWS:
N 87 36'04" W, 367.13 FEET TO AN IRON PIN (OLD);
THENCE, N 04 40'42" E, 112.72 FEET TO AN IRON PIN (OLD);
THENCE, N 84 37'33" W, 85.15 FEET TO A CONCRETE MONUMENT (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM;
N 12 28'56" W, 1202.94 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.25 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED APRIL 15, 2015.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO AND SERVED BY A SHARED DRIVEWAY EASEMENT, WHICH IS DESCRIBED, HEREIN.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 12' INGRESS AND EGRESS EASEMENT OF RECORD IN DEED BOOK 5658, PAGE 626, RODCT, AND ALSO A 150' TENNESSEE VALLEY AUTHORITY EASEMENT, AS SHOWN ON THE PLAT, THIS SURVEY.

WARRANTY DEED
(Continued)

THE ABOVE DESCRIBED TRACT OF LAND MAY BE FOUND ON TAX MAP 18, PARCEL 32, IN THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES M. ANDERSON BY INSTALLMENT DEED FROM DR. JAMES S. HASTIE, OF RECORD IN DEED BOOK 5658, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIONS: THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS. SAID RESTRICTIONS WILL EXPIRE 25 YEARS FROM DATE OF THIS DEED.

1. THIS PROPERTY IS RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. NO MULTI-FAMILY DWELLINGS ARE PERMITTED.
2. NO SINGLE-WIDE MOBILE HOME, DOUBLEWIDE MOBILE HOMES, PREFAB OR MANUFACTURED HOME, TRAILER, RECREATIONAL VEHICLE, TENT, BASEMENT HOUSE SHALL BE ERECTED ON THE PROPERTY AND/OR USED AS EITHER TEMPORARY OR PERMANENT RESIDENCE.
3. ALL HOUSES SHALL BE BRICK OR STONE TO GRADE, LOG PERMITTED
4. THERE SHALL BE NO OUTSIDE RADIO ANTENNAS OR SATELLITE TOWERS ALLOWED.
5. NO JUNK VEHICLES SHALL REMAIN ON THE PROPERTY FOR ANY TIME PERIOD WITH JUNKVEHICLE BEING DEFINED AS A VEHICLE THAT IS INOPERABLE FOR A PERIOD OF MORE THAN TEN (10) DAYS.
6. THERE WILL BE NO DEBRIS, JUNK OR GARBAGE ALLOWED ON THE PROPERTY AT ANY TIME.
7. NO NOXIOUS OR OFFENSIVE OPERATIONS SHALL BE CONDUCTED OR MAINTAINED ON THE PROPERTY OR ANY DIVIDED LOT, INCLUDING ANYTHING WHICH CAUSES EXCESSIVE NOISE OR AIR QUALITY PROBLEMS. NOTHING SHALL BE DONE ON THE PROPERTY OR ANY LOT THAT MAY CONSTITUTE A NUISANCE OR UNREASONABLE ANNOYANCE TO THE NEIGHBORHOOD.
8. TRACT SHALL NOT BE PURCHASED FOR THE SOLE PURPOSE OF DIRT OR SOD REMOVAL.
9. IF ANY PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN, DURING THE TIME PERIOD SET OUT ABOVE, IT SHALL BE LAWFUL FOR THE SELLER OR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER PROPERTY IN THIS DEVELOPMENT TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND RESTRICTIONS, TO ENJOIN SUCH VIOLATION AND/OR FOR DAMAGES. ANY GRANTEE, HEIRS OR ASSIGNS IN VIOLATION OF THESE RESTRICTIVE COVENANTS SHALL BE RESPONSIBLE FOR PAYMENTS OF ALL EXPENSES INCURRED IN ENFORCING SAID RESTRICTIVE COVENANTS INCLUDING REASONABLE ATTORNEY FEES.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Brick Church Pike - Tract 2, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 12th day of June, 2015.

WARRANTY DEED
(Continued)

James M. Anderson

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ANDERSON, the herein bargainor, 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 and official seal, this the 12th day of June, 2015.

Notary Public

My Commission Expires: Feb. 25, 2019

ERIKA WILSON
NOTARY PUBLIC
{ SEAL }
Cobb County
State of Georgia
My Comm. Expires Feb. 25, 2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072