SEND TAX BILLS TO NEW OWNER:
Kathleen Welch
1601 West Road
Goodlettsville TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20150105158 DEEDWARR
Recvd: 12/14/15 10:23 6 pgs
Fees:33.00 Taxes:592.24
20151214-0125225

Map 025-00-0
Parcel 017.00

THIS DEED OF CONVEYANCE, executed and delivered by **DOYLE JANE JONES**, married, as to an undivided two-thirds (2/3) interest, **JOY WYLENE MCKEE**, as to a undivided one-third (1/3) interest, hereinafter called the Grantors, to **KATHLEEN WELCH** and **LAURA A. PYATT**, as joint tenants with right of survivorship, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1:

Beginning at a concrete monument (old), the northeast corner of Lot 26, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT, said concrete monument being located from a concrete monument (old), the northwest corner of Lot 41, Solitude Acres, in the easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, S 89°24'03" E, 282.64 feet; thence, S 03°09'49" W, 110.95 feet; thence, S 84°12'58" E, 362.22 feet; thence, S 04°14'00" E, 177.98 feet; thence, S 12°36'29" E, 140.78 feet; thence, S 77°13'35" E, 35.01 feet, to the point of beginning, the northwest corner of this tract and continuing with a new line, as follows: S 59°55'53" E, 530.43 feet to an iron pin (old), a corner of a tract of land which belongs to Donald M. Albright, having a deed reference in Instrument No. 20131213-0126373, RODCT; thence, S 83°07'20" E, 115.24 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel M. Albright, and a tract of land which belongs to Donald E. Wall, having a deed reference in Deed Book 10314, Page 386, RODCT; thence, S 06°45'34" W, 302.78 feet to an iron pin (old), a common corner of said tract of land which belongs to Donald E. Wall, and a tract of land which belongs to Cleo Anderson, having a deed reference in Deed Book 11767, Page 634, RODCT; thence, S 10°37'27" W, 294.18 feet to an iron pin (old), a common corner of said tract of land which belongs to Cleo Anderson, and Lot 26, of Solitude Acres, Section One, being a plat of record in Plat Book 3700, Page 48,

RODCT, and Lot 27, of Solitude Acres, Section Two-Part One, being a plat of record in Plat Book 3842, Page 24, RODCT; thence with the boundary of said Lot 27, as follows: N 32°24'55" W, 155.43 feet to a concrete monument (old);thence, N 76°22'46" W, passing a common corner of said Lot 27 and Lot 28, and continuing on in all, 186.18 feet to a concrete monument (old), a common corner of said Lot 28 and Lot 29; thence, N 69°25'42" W, 135.73 feet to a concrete monument (old), a common corner of said Lot 29 and Lot 30; thence, N 65°09'41" W, 167.89 feet to a concrete monument (old), a common corner of Lot 30, and Lot 37; thence, N 77°15'32" W, 74.30 feet to a fence post (old), in the northerly boundary of Lot 31, a corner of Lot 49, Solitude Acres, Section Two-Part Two; thence, N 12°43'01" E, passing a concrete monument (old) at the northeast corner of said Lot 49, the southeast end of Tabor Drive, and continuing on in all, 250.39 feet to an iron pin (new), in the easterly end of Tabor Drive; thence, S 71°03'18" E, 6.15 feet to an iron pin (new), in the easterly end of Tabor Drive; thence, N 12°43'01" E, passing a concrete monument (old), at the northeast end of Tabor Drive, the southeast corner of Lot 46, and continuing on in all, 325.45 feet, to the point of beginning, containing 7.83 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 March 18, 2015.

TRACT 2:

Beginning at an iron pin (new), in the easterly margin of Hasty Drive, said iron pin being located from a concrete monument (old), the northwest corner of Lot 41, Solitude Acres, in the easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, S 89°24'03" E, 282.64 feet; thence, S 02°00'27" W, 60.96 feet, to the point of beginning, the most westerly northwest corner of this tract and continuing, with a new line, as follows: S 84°12'58" E, 363.28 feet to an iron pin (new); thence, N 56°39'46" E, 421.28 feet to an iron pin (old), a corner of a tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120925-0087017, RODCT; S 59°05'15" E, 241.72 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel M. Albright, and a second tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120911-0082094, RODCT; thence, S 06°46'51" W, 266.74 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Daniel M. Albright, and a third tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20131213-0126373, RODCT; thence with the boundary of said third tract of land which belongs to Daniel M. Albright, as follows: S 06°47'49" W, 484.01 feet to an iron pin (old), a corner of said third mentioned tract of land which belongs to Donald M. Albright; thence with a new line, N 59°55'53" W, 530.43 feet to a concrete monument (old), a corner of Lot 46, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT; thence, N 77°13'35" W, 35.01 feet to a concrete monument (old), a common corner of said Lot's 46, 44 and 43; thence, N 12°36'29" E, 140.78 feet to a concrete monument (old), a common corner of said Lot 43 and Lot 42; thence with the boundary of said Lot 42, as follows: N 04°14'00" W, 177.98 feet to a concrete monument (old); thence, N 84°12'58" W, passing a concrete monument (old), at the northeast end of Hasty Drive, and continuing on in all, 362.22 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 50.01 feet, and a chord bearing and distance of N 04°34'22" E, 50.01 feet, to the point of beginning, containing 8.14 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 March 18, 2015.

The above described tract of land is served by and subject to a Shared Driveway easement, which is described herein.

TRACT 3:

Beginning at a concrete monument (old), the northwest corner of Lot 41, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT, in the easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, the most westerly southwest corner of this tract, and continuing, as follows: N 07°25'44" E, 429.31 feet to a 10 inch hackberry tree, in the easterly boundary of said tract of land which belongs to Donald A. Trivett, a corner of a tract of land which belongs to Gerald Wayne Detring, having a deed reference in Instrument No. 20060206-0014194, RODCT; thence, S 81°22'56" E, 968.37 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Gerald Wayne Detring, a corner of a tract of land which belongs to Daniel M. Albright, having a deed reference in Instrument No. 20120925-0087017, RODCT; thence, S 07°15'56" W, 150.79 feet to an iron pin (old), a corner of said tract of land which belongs to Donald M. Albright; thence with a new line, as follows: S 56°39'46" W, 421.28 feet to an iron pin (new); thence, N 84°12'58" W, 363.28 feet to an iron pin (new), in the easterly margin of Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 60.97 feet, and a chord bearing and distance of N 02°00'27" E, 60.96 feet to an iron pin (new), at the northeast end of Hasty Drive; thence, N 89°24'03" W, passing the northwest end of Hasty Drive, the northeast corner of said Lot 41, and continuing on in all, 282.64 feet, to the point of beginning, containing 8.51 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 March 18, 2015.

The above described tract of land is served by a Shared Driveway easement, which is described, as follows:

SHARED DRIVEWAY EASEMENT:

Beginning at an iron pin (new), in the easterly margin of Hasty Drive, said iron pin being located from a concrete monument (old), the northwest corner of Lot 41, Solitude Acres, in the easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, Page 247, RODCT, S 89°24'03" E, 282.64 feet; thence, S 02°00'27" W, 60.96 feet, to the point of beginning, the northwest corner of this easement and continuing, with a new line, as follows: S 84°12'58" E, 30.03 feet to an iron pin (new); thence, S 04°36'05" W, 50.01 feet to an iron pin (new), in the northerly boundary of Lot 42, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, Page 138, RODCT; thence, N 84°12'58" W, passing a concrete monument (old), at the northeast end of Hasty Drive, and continuing on in all, 30.00 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 50.01 feet, and a chord bearing and distance of N 04°34'22" E, 50.01 feet, to the point of beginning, containing 0.03 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 March 18, 2015.

SANITARY SEWER EASEMENTS:

The property conveyed herein is subject to the terms and conditions of those Agreements for Dedication of Easement for Sanitary Sewers as described in instruments recorded in Book 7695, Page 614 and Book 7695, Page 623, Register's Office for Robertson 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 the deed.

1. This property is restricted to single family residential use. All setbacks in compliance with the City Planner of Goodlettsville.
2. The sewerage from any residence on the premises shall meet the requirements of the sanitary laws of City of Goodlettsville and Metro Davidson County.
3. No single-wide mobile home, doublewide mobile homes, modular, 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.
4. No garage, barn, or other outbuilding shall be used as either temporary or permanent residence.
5. All houses shall be brick or stone to grade. Log and brick/vinyl permitted.
6. Detached garages must be constructed to match the home.
7. There shall be no outside radio antennas or satellite towers permitted.
8. All one story residences constructed thereon shall contain a minimum of 1,200 square feet of heated living space, exclusive of porches, garages, and basements. If a two-story house is constructed, the residence shall be a minimum of 1,800 square feet of heated living space with a minimum of 1,200 square feet on main level. Each residence shall have a minimum 2 car oversized garage. All garages must be faced to side or back.
9. No junk vehicles shall remain on the property for any time period with junk vehicle being defined as a vehicle that is inoperable for a period of no more than ten (10) days.
10. There will be no debris, junk, or garbage allowed on the property at any time.
11. 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.
12. No tract shall be purchased for the sole purpose of dirt or soil removal.
13. 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 prosecuted 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, heir, 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.

Being a portion of that property which was conveyed to Doyle R. Hasty, and wife, Ruby W. Hasty, by Eldon Meadows, et ux, in a deed of record in Deed Book 2154, Page 187, Register's Office for Davidson County, Tennessee, RODCT.

The said Doyle Riggs Hasty died September 24, 1990 leaving Ruby W. Hasty as the sole owner of this property. The said Ruby W. Hasty died testate a resident of Robertson County, Tennessee on July 27, 2002 and by the terms of her Last Will and Testament recorded at Will Book 14, page 337 in the Clerk and Master's Office for said County, she devised the above described property equally to her three children, Doyle Jane Jones, Randy Riggs Hasty and Joy Wylene McKee.

By Quitclaim Deed recorded October 7, 2015 in Instrument No. 20151007-0102487, Register's Office for Davidson County, Tennessee, the said Randy Riggs Hasty transferred his undivided one-third (1/3) interest in said property to his sister such that Doyle Jane Jones now owns an undivided two-thirds(2/3) interest in said property and Joy Wylene McKee owns a one-third (1/3) interest as tenants in common.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates set forth in the acknowledgements below.

Doyle Jane Jones
DOYLE JANE JONES

Joy Wylene McKee
JOY WYLENE MCKEE

DAVID EUGENE WORLEY II NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doyle Jane Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of December, 2015.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires:_____

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joy Wylene McKee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of December, 2015.

David Eugene Worley II
NOTARY PUBLIC

DAVID EUGENE WORLEY II
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My Commission Expires:_____

My Commission Expires 02-21-2017

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$160,065.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kathleen L. Welch
AFFIANT

SUBSCRIBED and SWORN to before me this the 10th day of December, 2015.

Gary L. Dilliha
NOTARY PUBLIC/Register

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY