THIS INSTRUMENT PREPARED BY:
Elder Law Practice of Timothy L. Takacs, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Sherman W. Stoker and
Linda A. Stoker, Trustee
195 Berrywood Drive
Hendersonville, TN 37075

Send Tax Bills To
Same

Parcel Id.
183 00 0 157.00

Quitclaim Deed to Trustee

Grantor: Sherman W. Stoker and wife, Linda W. Stoker
Grantee: Sherman W. Stoker and Linda A. Stoker, Trustee under the Revocable Trust Agreement of Sherman W. Stoker and Linda A. Stoker, dated July 26, 2016

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

See "Exhibit A" for Legal Description.

Being the same property conveyed to Sherman W. Stoker by deed from Robert Mattox, Jr. and wife, Velma P. Mattox, of record in Book 8669, Page 492, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 0 Twin Oaks, Cane Ridge, TN 37013.

Linda W. Stoker, wife of Sherman W. Stoker, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Sherman W. Stoker, Grantor

Linda W. Stoker, Grantor

BILL GARRETT, Davidson County
Trans:T20160066829 DEEDQC
Recvd: 08/03/16 11:21 3 pgs
Fees:17.00 Taxes:0.00
20160803-0080213

State of Tennessee
County of Sumner

On July 26, 2016, personally appeared before me, Sherman W. Stoker, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 05/22/2017

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

On July 26, 2016, personally appeared before me, Linda W. Stoker, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 05/22/2017

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Sherman W. Stoker, Trustee
Grantee

Sworn to and subscribed before me on July 26, 2016.

Notary Public

My commission expires: 05/22/2017

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

LAND in the 5th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to Robert Mattox, Jr. and wife, Velma P. Mattox in Book 6013, Page 914, Register's Office for Davidson County, Tennessee, and more accurately described according to an unrecorded survey by Tommy E. Walker, Registered Land Surveyor, Tennessee License #1465 dated 9/29/1988, as follows:

BEGINNING at an iron pin corner, said pin being the southwest corner of said original 10 acre Mattox tract and being the southwest corner of herein described tract; thence north 06° 59 minutes 05 seconds east 338.24 feet to an iron pin; thence south 83° 38 minutes 48 seconds east 156.16 feet to a point in the west right-of-way line of the re-located Burkett Road; thence with said right-of-way south 12° 33 minutes 36 seconds west 340.21 feet to an iron pin; thence now leaving said right of way north 83° 38 minutes 48 seconds west 123.11 feet to the point of beginning containing 1.084 acres, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO ENCUMBRANCES TO TKTLE AS FOLLOWS:

1. Restrictive covenants contained in an instrument of record in Book 5047, Pages 640, 666, 671, and 712, Register's Office for Sumner County, Tennessee, as well as Book 6013, Page 914, as follows:

    a. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.
    b. All residential buildings must have exterior material to grade (no block foundations left exposed).
    c. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of dwelling.
    d. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.
    e. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
    f. There shall be no commercial poultry or swine feeding on any Tracts Nos. 1 through 21.
    g. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on Tracts Nos.1 through 21.
    h. These restrictions shall continue in force until the 1st day of May, 1996.
2. Flow of unnamed creek across the premises.
3. 25-foot wide frontage easement across the front of the premises for joint ingress and future utilities serving all purchasers or owners of the 17 tracts shown on survey of Jennings Property, made by Ernest Medlin, dated October 8, 1982, their heirs, devisees, successors or assigns.
4. All matters shown on the unrecorded survey made by Tommy E. Walker dated 9/29/1988.
5.