John "Bev" Spickard
Wilson County Register of Deeds
P.O. Box 176 (37088-0176)
228 East Main Street, Room 108
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20160075885 DEEDWARR
Recvd: 08/30/16 15:17 3 pgs
Fees:17.00 Taxes:0.00
20160830-0091007

STATE OF TENNESSEE
COUNTY OF WILSON

CERTIFICATION # 00021920

I, John B Spickard, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, N/A, Book Number, 299, page(s), 205, recorded in this office as a Deed from Milton O & Nona H Smartt to James M & Sue V Boyce.

Witness the Official Signature and Seal this 19th day of August 2016.

John B Spickard, Register

Deputy Register

WILSON COUNTY REGISTER OFFICIAL SEAL LEBANON, TN

Phone: 615-443-2611 www.wilsondeeds.com Fax: 615-443-3288

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Boyce (NAME)	Same (NAME)	99
Rt 3 Box 653 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Mt. Juliet Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Forty-Five Hundred and no/100 ($4,500.00)---------- DOLLARS

cash in hand paid by James M. Boyce and wife, Sue V. Boyce,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Milton O. Smartt and wife, Nona H. Smartt,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Davidson~~ Wilson County, State of Tennessee, described as follows, to wit:

Being the westerly portion of Tract No. 1 on survey by Gary R. Cummings, surveyor, dated February 1, 1972 (25th Civil District of Wilson County, Tenn. - Plat recorded in Book 221, page 370, R.O.W.C.) and further described as follows:

Beginning at a point common to and in the southerly boundary of Tract No. 1 (as noted above) and the northerly boundary of Shenandoah Subdivision, said point being 623.76 + ft. from the westerly margin of South Mt. Juliet Road; thence, north 83°-14'-25" west 61.97± ft. to a point; thence, north 64°-27'-11" west 347.50 ft. to a point; thence north 6°-49' east 214.50 ft. to a point; thence, south 64°-27'-11" east 347.50 ft. to a point; thence south 80°-53' east 62.01± ft. to a point; thence south 6°-49' west 211.31± ft. to the point of beginning and containing 2 acres, more or less.

Being a portion of the same property conveyed to Milton O. Smartt and wife, Nona H. Smartt, by deed dated November 9, 1972 from Jim R. Warren and wife, Johnnie J. Warren, of record in Deed Book 238, page 399, Register's Office of Wilson County, Tennessee.

The property conveyed herein is subject to restrictions as noted on the back of this deed.

This is unimproved (X) improved ( ) property, known as ---------- (House Number) ---------- (Street) ---------- P. O. Address: ---------- (City or Town) ---------- (Postal Zone)

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 our hands this 1st day of September, 1976.

Milton O Smartt

Nona H Smartt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Opal B. McCord, a Notary Public in and for said County and State, the within named Milton O. Smartt and wife, Nona H. Smartt, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 1st day of September, 1976.

Opal B. McCord
Notary Public

Commission expires 1-25-78

TENNESSEE TITLE COMPANY

Warranty Deed

FROM MILTON O. SMARTT, ET UX

To JAMES M. BOYCE, ET UX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Prepared by Old Hickory Employees Credit Union, Old Hickory, Tennessee

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

205

The property conveyed herein is subject to the following restrictions:

1. Said property shall be used for residential purposes only and residences constructed on said property shall have at least 1,500 square feet of livable floor area on the main floor. All exterior walls shall be at least 75% brick or stone to grade, with no exposed blocks.

2. A minimum set-back line is hereby established as 200 feet from South Mt. Juliet Road.

3. The raising or keeping of swine or goats on any portion of the above described property is prohibited.

4. Any building used to shelter livestock shall not be constructed nearer than 25 feet of the north, south, and/or west boundary line and at least 700 feet from South Mt. Juliet Road.

The above restrictions shall run with the land for a period of thirty (30) years from February 14, 1972.

State Tax $11.00
Fee .50
Recording Fee $4.00
Total $16.20

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____ D.C.

Filed for record Sept 3 1976
at 9:30 O'clock A.M.
Noted in Note Book 18 Page #341
Recorded in Book #299 Page #305
In the Register's Office, for
Wilson County, Tennessee.
This 3rd day of Sept 1976
Register
Dep. Reg

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept.
19 76
Notary Public
My Commission expires

WILSON COUNTY REGISTER