Davidson County DEEDWARR
Recvd: 11/03/16 15:12 4 pgs
Fees:23.00 Taxes:1024.90
20161103-0116680

SEND TAX BILLS TO NEW OWNER:
Jeffery A. Zimmerle
2201 Gallop Lane
Goodlettsville, TN 37072

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

Map & Parcel: 016-00-0-170.00

THIS DEED OF CONVEYANCE, executed and delivered by **HAZEL WALKER BRACY** by and through her duly appointed Attorney-in-Fact, Kenneth Bracy, by Durable Power of Attorney of record in Instrument No. 20140515-0041630, Register's Office for Davidson County, Tennessee), hereinafter called the Grantor, to **JEFFERY A. ZIMMERLE** and wife, **SONJA J. ZIMMERLE**, 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 Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1:
Beginning at an iron pin (old), in the northerly margin of Union Hill Road, a corner of Lot 1 of the Subdivision of A.C. Bates Property, being a plat of record in Plat Book 5210, Page 148, RODCT, the southeast corner of this tract and continuing with the northerly margin of Union Hill Road, as follows: with a curve to the left, having a radius of 878.94 feet, an arc distance of 168.57 feet, and a chord bearing and distance of N 74°34'49" W, 168.32 feet; thence, N 80°04'29" W, 105.90 feet to an iron pin (new), in the northerly margin of Union Hill Road, a corner of a tract of land which belongs to John R. Lyle, having a deed reference in Deed Book 4373, Page 759, RODCT; thence, N 05°19'28" E, 919.51 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to John R. Lyle; thence with a new line, as follows: S 35°47'46" E, 464.11 feet to an iron pin (new); thence, N 64°53'20" E, 52.47 feet to an iron pin (new), at the southwest end of buckeye Drive, a corner of Lot 6 of Lama Terra, Section One, being a plat of record in Plat Book 4860, Page 33, RODCT; thence with the boundary of said Lot 6, as follows: S 07°27'40" E, 242.52 feet to an iron pin (new); thence, S 34°52'25" E, 23.41 to an iron pin (old), a common corner of Lot 6 and Lot 5 of Lama Terra and said lot 1 of the Subdivision of the A.C. Bates Property; thence with said lot 1, as follows: S 89°49'43" W, 150.46 feet to an iron pin (old); thence, S 03°02'42" W, 164.67 feet to an iron pin (old); thence, S 86°11'12" E, 87.49 feet to an iron pin (new); thence, S 29°42'34" W, 223.35 feet, to the point of beginning, containing 5.70 acres, as surveyed by Steven E. Artz, Tennessee License Number 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 16, 2016.

TRACT 2:
Beginning at an iron pin (new), at the southwest end of Buckeye Drive, a corner of Lot 6 of Lama Terra, Section One, being a plat of record in Plat Book 4860, Page 33, RODCT, said iron pin being located from an iron pin (old), in the northerly margin of Union Hill Road, a corner of Lot 1 of the Subdivision of A.C. bates Property, being a plat of record in Plat Book 5210, Page 148, RODCT, N 29°42'34" E, 223.65 feet; thence N 86°11'12" W, 87.49 feet; thence, N 03°02'42" E, 164.67 feet; thence, N 89°49'43" E, 150.46 feet; thence, N 34°52'25" W, 23.41 feet; thence, N 07°27'40" W, 242.52 feet, to the point of beginning, the southeast corner of this tract and continuing with a new line, as follows: S 64°53'20" W, 52.47 feet to an iron pin (new); thence, N 35°47'46" W, 464.11 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to John R. Lyle, having a deed reference in Deed Book 4373, Page 759, RODCT; thence, N 05°19'28" E, 2278.73 feet to an iron fence post (old), a corner of said tract of land which belongs to john R. Lyle, in the southerly boundary of a tract of land which belongs to Paradise Family Farm Partnership, having a deed reference in Instrument Number (I.N.) 20090803-0072465 RODCT; thence, S 75°46'56" E, 201.15 feet to a

pipe (old), a common corner of said tract of land which belongs to paradise Family Farm Partnership, and a tract of land which belongs to Robin S. Ammonette Revocable Living trust, having a deed reference in I.N. 20141114-0105290, RODCT; thence with the boundary of said tract of land which belongs to Robin S. Ammonette Revocable Living trust, as follows: S 16°14'05" W, 509.53 feet to an iron pin (new); thence, S 15°02'26" E, 642.00 feet to an iron pin (new); thence, S 46°54'08" E, 38.81 feet to a white oak tree, a corner of said tract of land which belongs to Robin S. Ammonette Revocable living trust, in the northerly boundary of a tract of land which belongs to Phillip R, Smith, having a deed reference in Deed Book 9114, Page 419, RODCT; thence with the boundary of said tract of land which belongs to Phillip R. Smith, as follows: S 89°00'09" W, 148.05 feet to an iron pin (new); thence, S 00°46'51" E, passing a common corner of said tract of land which belongs to Phillip R. Smith and Lot 14 of Ridgeview Estates, Section One, being a plat of record in Plat Book 5200, Page 356, RODCT, and continuing on passing a common corner of Lot 14 and Lot 13, and continuing on in all, 404.59 feet to an iron pin (new), a common corner of said Lot 13 of Ridgeview Estates and Lot 12 of Lama Terra; thence, S 01°11'40" E, passing a common corner of said Lot 12 and Lot 11, and continuing on in all, 124.79 feet to a concrete monument (old), a common corner of said lot 11 and lot 10; thence, S 10°40'20" W, passing a common corner of said lot 10 and lot 9, and continuing on in all, 323.70 feet to a concrete monument (old), a common corner of said lot 9 and Lot 8; thence, S 04°20'29" W, 275.91 feet to an iron rod (old), a common corner of said Lot 8 and Lot 7; thence, S 14°28'40" E, passing a corner of lot 7, the northwest end of Buckeye Drive, and continuing on in all, 323.08 feet, to the point of beginning, containing 12.33 acres, as surveyed by Steven E. Artz, Tennessee License Number 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 16, 2016.

<u>RESTRICTIONS:</u> The above described property is conveyed subject to the following restrictions:

1) **No pre-manufactured homes.**
2) **1400 sq. ft. living area ground level.**
3) **75% must be brick, rock or hardie board.**
4) **No storage of junk cars or offensive materials.**
5) **No commercial livestock or poultry.**
6) **These restrictions only apply to this sale and vacant land tracts.**
7) **If all land tracts are purchased by the same buyer, restrictions may be removed. These restrictions will last for a period of 25 years.**
8) **Buyers also must abide by any rules and regulations of Metro Davidson County, Joelton, or Goodlettsville that would apply.**
9) **It is the responsibility of all potential buyers to have contacted Metro Water Dept., Metro Health Dept. and any other agency that would apply to this sale and shall bid upon that information.**

Being a portion of that property conveyed to E. G. Bracy and wife, Hazel W. Bracy, by deed from Bobby D. Woodall and wife, Dorothy H. Woodall, of record in Book 4819, Page 184, Register's Office for Davidson County, Tennessee. E.G. Bracy, also known as Edgar Grigsby Bracy, Jr. died, thereby vesting title solely in Hazel W. Bracy as surviving tenant by the entireties. Hazel W. Bracy is one and the same person as Hazel Walker Bracy.

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 Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she 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 Grantor has hereunto set her signature this the 1st day of November, 2016.

Hazel Walker Bracy
HAZEL WALKER BRACY
By: Kenneth Bracy, Attorney-in-fact
Kenneth Bracy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Bracy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Hazel Walker Bracy**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of November, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC

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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 **$277,000.00** 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.

AFFIANT

SUBSCRIBED and SWORN to before me this the 1st day of November, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 19, 2016.

Notary's Seal (If on paper)

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY