This Instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and HOWARD M. Skipworth, attorney, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Bill Garrett Davidson County
Batch# 8192 DEEDQC
10/04/2017 10:05:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20171004-0101695

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this Transfer is $ 0

Teri Hulka
AFFIANT

Subscribed and sworn to before me This 2nd **day of** October, **2017.**

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

This instrument was prepared upon information furnished by the parties by:
HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teri Lynette Hulka and Husband, James Martin Hulka Jr. 626 Main Street Greenbrier, TN 37073	Teri Lynette Hulka and Husband, James Martin Hulka Jr. 626 Main Street Greenbrier, TN 37073	01600001001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Janice M. Gibson for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Teri Lynette Hulka and husband, James

Martin Hulka Jr., their heirs, successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

This is the same property received by Janice M. Gibson of record in Instrument Number 20171004-0101694, Register of Deeds Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Union Hill Road, Goodlettsville, TN 37072.

This conveyance is subject to Covenants attached hereto as Exhibit "B".

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of October, 2017.

Janice M Gibson
Janice M. Gibson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janice M. Gibson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 2nd day of October, 2017.

Howard M Skipworth
NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard M. Skipworth
6408 Clarksville Pike
P.O. Box 489
Joelton, TN 37080

EXHIBIT "A"

Land situated in the 10th Civil District of Davidson County, beginning at a point in the center of Union Hill Road, said point being 387.2 feet northeastwardly form the intersection of Union Hill Road and Ivy Point Road; thence north 3° 27' East 666 feet; thence south 86° 38' east 260 feet to a wire fence; thence with the said fence south 3° west 511 feet to a point in the center of Union Hill Road; thence with the center of same south 62° 56' west 305.8 feet to the point of beginning, containing 3½ acres, according to a survey by John M. Sullivan, Surveyor, dated March 9, 1964.

EXHIBIT "B"
COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is hereby made, published and declared on the day first written on the Quitclaim Deed to which it is an exhibit, by Teri Lynette Hulka and James Martin Hulka Jr., (the "Buyers") and Janice M. Gibson, (the "Owner").

W I T N E S S E T H

WHEREAS, the owner owns certain real property (the "Property") located in Davidson County, Tennessee, said real property being more particularly described on Exhibit "A" hereinabove and incorporated herein; and

WHEREAS, the Owner has conveyed the Property to Teri Lynette Hulka and James Martin Hulka Jr.; and

WHEREAS, it is for the interest, benefit and advantage of the Owner, the buyers and subsequent persons or entities that may acquire any interest in said property that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Owner, the Buyers and each and every subsequent owner of any interest in said property, the Owner does hereby set up, establish, promulgate and declare the following protective covenants to apply to the Property and all persons owning any interest or portions thereof, hereafter. These restrictive covenants shall become effective upon the recordation of the Quitclaim Deed to which they are attached and shall run with the land and be binding on all persons claiming under or through the Owner for a period not to exceed Owner's life time.

1. The property shall be used for single-family residential purposes only, and no building shall be erected, constructed, or maintained on the property other than a single detached one-family dwelling and one private garage.

2. No structure of a temporary character, including trailers, mobile homes, and tents, shall be used on the property at any time as a residence.

3. Owner may at a reasonable time (during daylight hours) Monday-Friday enter on the described property for the purpose of walking and viewing the wild life, so long as owner's so entering does not unreasonably interfere with the buyers' use and enjoyment of the property. This right shall end with the life of the Owner.

4. No restriction or provision herein is intended to be or shall be construed as a condition subsequent or as creating any possibility of a reverter.