Bill Garrett Davidson County
Batch# 72548 DEEDWARR
03/23/2018 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20180323-0027396

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 03/22/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Kardenetz Anne Kardenetz 8942 HESTER BEASLEY RD Nashville, TN 37221	Scott Kardenetz Anne Kardenetz 8698 Haselton Rd Nashville, TN 37221	16800012500 and 16900035300

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Claude W. Smith and wife, Linda H. Smith, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Scott Kardenetz and Anne Kardenetz, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land as shown on Property Maps 168 & 169, Assessor's Office, and lying wholly within the 35th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in General by Jefferson H. Perky on the East; Claude W. Smith 4.71 acre tract on the South; Wesley Justin Roach and Cheryl Lynn Moon on the West; Claude W. Smith 2.45 acre tract on the North, more particularly described as follows:

Beginning at an existing iron pin "Chapdelaine" (N: 616252.90, E: 1675079.84), in the West line of Jefferson H. Perky (ref. Instrument #20150520 Page 0046787 R.O.D.C.- Property Map 169 Parcel 359); thence with Perky's West line S07°28'50"W 317.46' to an iron pin set, the Northeast corner of Claude W. Smith 4.71 acre tract; thence with the North lines of said 4.71 acre tract S61°47'55"W 272.97' to an iron pin set; thence N60°42'15"W 197.82' to an existing iron pin "Chapdelaine" on the South side of Prichard Creek, a Southeast corner of Wesley Justin Roach (ref. Instrument #20131008 Page 0105656 R.O.D.C.- Property Map 168 Parcel 245); thence with Roach's East line N29°12'12"W, passing an existing iron pin at 323.22', and a second iron pin at 376.05', in all 452.17' to an existing iron pin on the West side of a small hollow, the Southeast corner of Cheryl Lynn Moon (ref. Instrument #20170502 Page 0042878 R.O.D.C.- Property Map 168 Parcel 124); thence with Moon's East line N36°59'41"W 126.88' to an iron pin set, the Southwest corner of Claude W. Smith 2.45 acre tract; thence with the South line of said tract N59°42'19"E 398.04' to an iron pin set in the West line of the aforementioned Jefferson H. Perky; thence with Perky's West line S49°21'57"E, passing an existing iron pin at 176.72', and a second existing iron pin at 232.45, in all 537.25' to the point of beginning, containing 8.00 acres, more or less, and being a portion of Claude W. Smith and Linda H. Smith property as recorded in Deed Book 10482 Page 430 & Deed Book 10482 Page 439, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee.

Dated December 7, 2017

The above tract is subject to all Easements, Restrictions, Covenants of records, and to the findings of a title report.

In favor of, and subject to, the above tract are Easements as recorded in Deed Book 10482 Page 439 R.O.D.C.

THE ABOVE TRACT IS SUBJECT TO A NON-EXCLUSIVE WATERLINE EASEMENT RUNNING THROUGH THE ABOVE PROPERTY TO THE NORTH

LINE OF AN EXISTING 50' INGRESS-EGRESS AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN "CHAPDELAINE" (N: 616252.90, E: 1675079.84), IN THE WEST LINE OF JEFFERSON H. PERKY (REF. INSTRUMENT #20150520 PAGE 0046787 R.O.D.C.- PROPERTY MAP 169 PARCEL 359); THENCE WITH PERKY'S WEST LINE N49°21'57"W 537.23' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF CLAUDE SMITH'S 2.00 ACRE TRACT; THENCE S59°42'19"W 51.93' TO A POINT, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED WATERLINE EASEMENT:

THENCE FROM THE TRUE POINT OF BEGINNING S63°02'10"E 138.39' TO A POINT; THENCE S54°44'04"E 53.87' TO A POINT ON THE NORTH SIDE OF AN EXISTING 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH SAID EASEMENT S66°51'13"W 33.93' TO A POINT; THENCE LEAVING SAID EASEMENT N48°46'32"W 35.78' TO A POINT; THENCE N63°02'10"W 137.25' TO A POINT; THENCE S13°39'47"E
143.15' TO A POINT ON THE NORTH SIDE OF AN EXISTING 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH SAID EASEMENT S59°24'11"W 20.91' TO A POINT; THENCE N13°39'47"W 155.62' TO A POINT ON THE SOUTH LINE OF SAID 2.00 ACRE TRACT; THENCE WITH THE 2.00 ACRES' SOUTH LINE N59°42'19"E 39.44' TO THE TRUE POINT OF BEGINNING.

Restrictions for Property:

1) House must be at least 2000 sq. ft of finished living space.

2) Exterior must be of brick, stone, log, or siding to grade, with no block showing unless it is covered with some type of acceptable material.

3) Outbuildings must be consistent in looks with the home.

4) There is to be no parking or storing of vehicles on the easement road; Nor is the easement road to be blocked in any fashion except for the existing gate. Another gate(s) may be installed if necessary but all parties must be given access either by key or other means. An exception, of course, would be gated access to an individual's own private driveway entrance to their residence, should they wish to install such a gate. (See specific easement restrictions)

5) Each property owner shall be responsible for the maintenance of the section of the easement road that passes through his or her property.

6) There will be no free-roaming livestock of any kind including dogs. Horses are permitted, if fenced. No Pigs.

7) There are to be no commercial enterprises which would require increased traffic on the road.

8) No rental property including bed and breakfast operations.

9) No mobile homes.

10) Every effort should be made to preserve the natural beauty of the area by removing as few trees as necessary during construction and afterwards. No wholesale cutting of trees for commercial sale permitted.

11) Location of house and/or outbuildings on lot to be approved by C.W. Smith and Greg Smith to insure proper setbacks from property lines and to insure privacy of all landowners.

Being part of the same property conveyed by Warranty Deed from Wilfred E. Haselton and wife Suzanne H. Haselton to Claude W. Smith and wife Linda H. Smith, as recorded on the 5th day of June, 1997 in Deed Book 10482, Page 430 and part of Warranty Deed from Wilfred E. Haselton and wife Suzanne H. Haselton to Claude W. Smith and wife Linda H. Smith, as recorded on the 5th day of June, 1997 in Deed Book 10482, Page 439, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 8942 HESTER BEASLEY RD, Nashville, Tennessee 37221; also known as 8698 Haselton Road, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand and official seal on 03/22/18.

Claude W. Smith

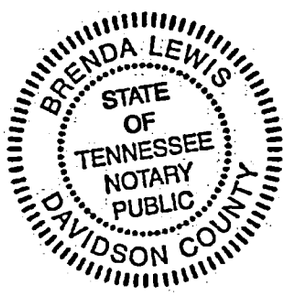
Linda H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/22/18, before me personally appeared Claude W. Smith and Linda H. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/22/18.

NOTARY PUBLIC



My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)