PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 318570 DEEDWARR
11/22/2019 01:18:29 PM 4 pgs
Fees: $23.00 Taxes: $929.35
20191122-0121004

W & I Ref: (DM) Title No.: 60769
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dean Toscano Cheryl Toscano 119 Long Valley Road Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: Part of 16900004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,175.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Smith, Trustee of the Wilfred E. Haselton Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dean Toscano and Cheryl Toscano, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE NORTH; WILFRED E. HASELTON'S 6.13 ACRE TRACT AND LOT 3 OF HASELTON SUBDIVISION SEC. 2 ON THE EAST; LOT 1 OF HASELTON SUBDIVISION AND RUSSELL C. MELVIN ON THE SOUTH; RUSSELL C. MELVIN ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WITNESS IRON PIN ON THE SOUTH SIDE OF HESTER BEASLEY ROAD IN THE EAST LINE OF RUSSELL C. MELVIN (REF. INSTRUMENT 20120203 PAGE 9829 R.O.D.C.- PROPERTY MAP 169 PARCEL 355) THENCE N20°33'10"E 31.83' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD N72°18'42"E 342.91' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=42°20'31"; RADIUS=284.03'; ARC=209.90'; CHORD=N51°08'27"E 205.15' TO A POINT; THENCE N29° 04'11"E 66.69' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=27°28'56"; RADIUS=368.04'; ARC= 176.54'; CHORD=N42°48'39"E 174.85' TO A POINT; THENCE N56° 34'25"E 94.47' TO A POINT, NEAR THE INTERSECTION OF HASELTON ROAD; THENCE LEAVING HEATER BEASLEY ROAD WITH A NEW LINE SEVERING THE WILFRED E. HASELTON HEIRS PROPERTY S03°56'55"W PASSING A WITNESS IRON PIN SET AT 35.51' IN ALL 680.70' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF LOT 3 OF THE HASELTON SUBDIVISION SECTION 2 (REF. PLAT BOOK 6250 PAGE 80 R.O.D.C.- PROPERTY MAP 169 PARCEL 113). THENCE WITH LOT 1'S WEST LINE S07°07'54"W 284.51' TO AN EXISTING IRON PIN IN THE NORTH LINE OF LOT 1 OF THE HASELTON SUBDIVISION (REF. PLAT BOOK 7900 PAGE 468 R.O.D.C.- PROPERTY MAP 169 PARCEL 123); THENCE WITH LOT 1'S NORTH LINE N83°25'01"W 210.62' TO AN EXISTING IRON ROD, THE NORTHEAST CORNER OF THE AFOREMENTIONED RUSSELL C. MELVIN; THENCE WITH MELVIN'S NORTH LINE N63°36'14"W 577.28' TO EXISTING IRON PIPE; THENCE WITH HASELTON-TO-MELVIN 0.07 ACRE TRACT N20°33'10"E 173.07' TO THE POINT OF BEGINNING, CONTAINING 9.13 ACRES, MORE LESS, AND BEING A PORTION OF WILFRED E. HASELTON FAMILY TRUST RECORDED IN INSTRUMENT #20120613 - 0051591 REGISTER'S OFFICE, ACCORDING TO A SURVEY RANDOLPH L. CHAPDELAINE R.L.S.# 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JANUARY 28, 2019.

Being part of the same property conveyed to W. E Haselton and wife, Suzanne H. Haselton, and John E. Haselton and wife, Barbara C. Haselton, by Chancery Court Deed from Christina Norris, Clerk and Master, dated January 30, 1985, recorded February 13, 1985, of record in Book 6491, page 930, said Register's Office. By Quitclaim Deed dated March 21, 1996, recorded April 18, 1996, of record in Book 10020, page 412, said Register's Office, Suzanne H. Haselton conveyed her interest in subject property to Wilfred E. Haselton. The said Suzanne H. Haselton, executrix of the Estate of Wilfred E. Haselton, conveyed subject property to the Wilfred E. Haselton Family Trust, dated March 21, 1996, Linda Haselton Smith, Trustee, by Quitclaim Deed dated April 7, 1999, recorded April 22, 1999, of record in Book 11443,

page 920, said Register's Office. Barbara C. Haselton, a widowed woman, conveyed her interest in subject property to Suzanne H. Haselton, a widowed woman, by Quitclaim Deed dated January 25, 2012, recorded January 31, 2012, of record in Inst. No. 20120131-0008583 said Register's Office. (By Quitclaim Deed and Easement Abandonment, dated June 6, 2012, recorded June 8, 2012, of record in Inst. No. 20120608-0050126, said Register's Office, that portion of the property inadvertently included in said deed was conveyed to Barbara C. Haselton, a widowed woman.) The said Suzanne H. Haselton, a widowed woman, further conveyed subject property to Linda Smith, Trustee of the Wilfred E. Haselton Family Trust by Quitclaim Deed dated June 6, 2012, recorded June 13, 2012, of record in Inst. No. 20120613-0051591, said Register's Office.

Description Reference: Described according to boundary survey by Randolph L. Chapdelaine, Tennessee Surveyor license no. 1444, dated January 28, 2019. A copy of said survey is attached hereto as Exhibit "A".

This conveyance is subject to: Taxes for 2020, and subsequent years; Easement for the flow of Pritchett Creek over so much of the premises as may lie therein; Application for Greenbelt Assessment - Forest of record in Book 8972, page 935, and Inst. No. 20130308-0023481 said Register's Office (Rollback taxes paid at closing); Subject to restrictive covenants which shall encumber the property for a period of fifty (50) years from the date of this deed as set forth on Exhibit "B" attached hereto.

This is unimproved property, known as 0 Hester Beasley Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of November, 2019.

Linda Smith, Trustee

Linda Smith, Trustee of
the Wilfred E. Haselton Family Trust

State of Tennessee

County of Davidson

On this 21st day of November, 2019, before me the undersigned authority, personally appeared Linda Smith, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $251,175.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2019.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

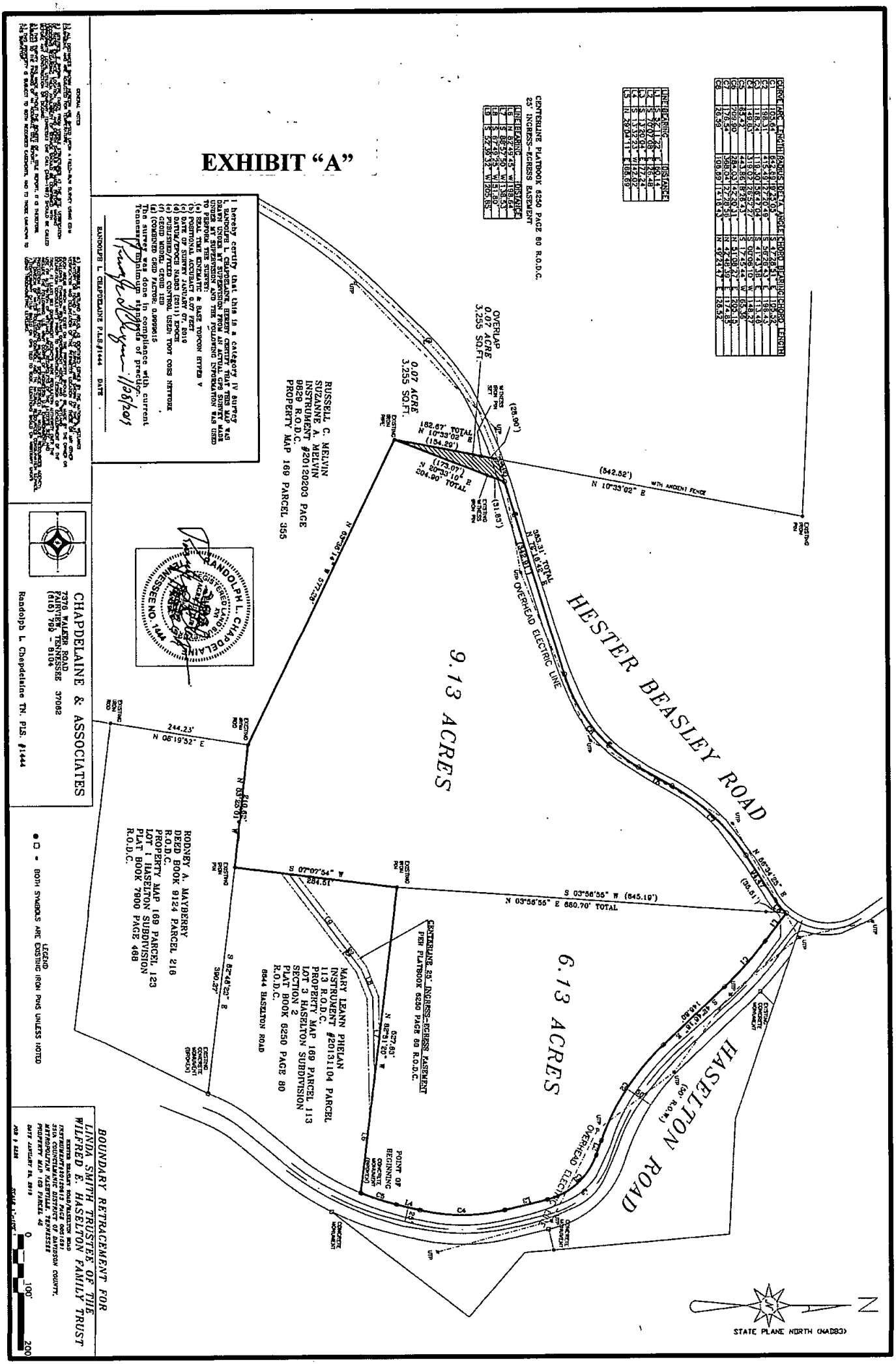

EXHIBIT "A"
HESTER BEASLEY ROAD
HASELTON ROAD
9.13 ACRES
6.13 ACRES
0.07 ACRE 3,255 SQ.FT.
OVERLAP 0.07 ACRE 3,255 SQ.FT.
CENTERLINE PLATBOOK 6250 PAGE 80 R.O.D.C.
25' INGRESS-EGRESS EASEMENT
CENTERLINE 25' INGRESS-EGRESS EASEMENT PER PLATBOOK 6250 PAGE 80 R.O.D.C.
RUSSELL C. MELVIN
SUZANNE A. MELVIN
INSTRUMENT #20120203 PAGE
8628 R.O.D.C.
PROPERTY MAP 169 PARCEL 355
MARY LEANN PHELAN
INSTRUMENT #20131104 PARCEL
113 R.O.D.C.
PROPERTY MAP 169 PARCEL 113
LOT 3 HASELTON SUBDIVISION
SECTION 2
PLAT BOOK 6250 PAGE 80
R.O.D.C.
8944 HASELTON ROAD
RODNEY A. MAYBERRY
DEED BOOK 9124 PARCEL 218
R.O.D.C.
PROPERTY MAP 169 PARCEL 123
LOT 1 HASELTON SUBDIVISION
PLAT BOOK 7900 PAGE 408
R.O.D.C.
OVERHEAD ELECTRIC LINE
WITH AMOREY FENCE
POINT OF BEGINNING
STATE PLANE NORTH (NAD83)
N
0
100'
200
CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
Randolph L. Chapdelaine TN. PLS. #1444
BOUNDARY RETRACEMENT FOR
LINDA SMITH TRUSTEE OF THE
WILFRED E. HASELTON FAMILY TRUST
8944 HASELTON ROAD/HASELTON ROAD
7TH CIVIL DISTRICT OF DAVIDSON COUNTY,
METROPOLITAN NASHVILLE, TENNESSEE
PROPERTY MAP 169 PARCEL 48
DATE JANUARY 24, 2019
SCALE 1"=100'
JOB # 8228

EXHIBIT "B"

RESTRICTIVE COVENANTS

For a period of fifty (50) years from the date of this deed to-wit:

1. This tract of real property shall not be sued for any purpose except for residential purposes. And no residential building shall be constructed, altered or used for occupancy by more than one family.

2. No part of said real property shall be subdivided or re-conveyed so as to permit a building lot area of less than the original parcel described above.

3. Any residential structure constructed on said real property shall contain not less than two thousand (2,000) square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The exterior walls of such residential structure above grade shall be of stone, brick or masonry brick (but not concrete block or field stone), or wood (painted) or weathered unpainted western cedar or equivalent, over at least seventy-five (75%) percent of said area, exclusive of windows and doors. The fireplace may be of stone.

4. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such residence; provided that not more than one-fourth (1/4) of the total area of such residence shall be devoted to such office space.

5. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

6. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out-building on said real property; but such barn, garage or out building shall be located on the westerly one-half of the property herein conveyed.

7. No trailer, basement home, tenant garage, barn or other out-building shall be erected or used as either a temporary or permanent residence and no outside privy or toilet shall be erected.

8. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictions contained herein, then the grantors herein, or any of their successors in interest, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.