PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 333198 **DEEDWARR**
12/23/2019 10:33:10 AM 5 pgs
Fees: $28.00 Taxes: $566.10

20191223-0132163

W & I Ref: (DM) Title No.: 60828
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret Lynn Kane 512 N, Royal Street Alexandria, VA 22314	NEW OWNER

TAX MAP PARCEL NUMBERS: 16900004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$153,000.00**, 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 **Margaret Lynn Kane**, 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 HASELTON ROAD ON THE NORTH AND EAST; LOT 3 OF HASELTON SUBDIVISION SEC. 2 ON THE SOUTH; WILFRED E. HASELTON'S 9.13 ACRE TRACT ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT (BROKEN) ON THE WEST SIDE OF HASELTON ROAD (25' FROM THE CENTER), THE NORTHEAST 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 3'S NORTH LINE N82°51'20"W 527.83' TO AN EXISTING IRON PIN IN THE EAST LINE OF WILFRED E. HASELTON'S 9.13 ACRE TRACT; THENCE SEVERING THE WILFRED E. HASELTON'S PROPERTY WITH A NEW LINE N03°56'55"E PASSING A WITNESS IRON PIN SET AT 645.19' IN ALL 680.70' TO A POINT IN HESTER BEASLEY ROAD NEAR THE INTERSECTION OF HASELTON ROAD; THENCE WITH THE WEST RIGHT OF WAY OF HASELTON ROAD S52°11'22"E 60.14' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 09°25'05"; RADIUS = 642.69'; ARC = 105.64'; CHORD = S47°28'51"E 105.52' TO AN IRON PIN SET; THENCE S42°46'18"E 146.80' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 27°20'49"; RADIUS = 415.49'; ARC = 198.31'; CHORD = S56°26'43"E 196.43' TO AN IRON PIN SET; THENCE S70°07'08"E 26.48' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 56°47'04"; RADIUS = 119.30'; ARC = 118.24'; CHORD = S41°43'36"E 113.46' TO AN IRON PIN SET; THENCE S13°20'04"E 77.24' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 26°52'27"; RADIUS = 319.02'; ARC = 149.63'; CHORD = S00°06'10"W 148.27' TO AN IRON PIN SET; THENCE S13°32'23"W 42.02' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 08°26'43"; RADIUS = 443.86'; ARC = 65.42'; CHORD = S17°45'44"W 65.36' TO THE POINT OF BEGINNING , CONTAINING 6.13 ACRES, MORE LESS, AND BEING A PORTION OF WILFRED E. HASELTON FAMILY TRUST RECORDED IN INSTRUMENT #20120613, PAGE 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.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TILE REPORT.

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 Noris, 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 Janaury 25, 2012, recorded January 31, 2012, of record in Instrument No. 20120131-0008583, said Register's Office. (By Quitclaim Deed and Easement Abandonment, dated June 6, 2012, recorded June 8, 2012, of record in Instrument 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 Instrument 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 ma be therein. Application for Greenbelt Assessment - Forest, of record in Book 8972, page 935 and Instrument No. 20130308-0023481, said Register's Office (Rollback Taxes paid on conveyance of the other 9.13 acre tract shown on Exhibit A. 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 Haselton 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 19th day of December, 2019.

Linda Smith, Trustee

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

State of Tennessee

County of Davidson

On this 19th day of December, 2019, before me the undersigned authority, personally appeared Linda Smith, Trustee of the Wilfred E. Haselton Family Trust, 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.

Notary

My Commission Expires:

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

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: $153,000.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2019.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

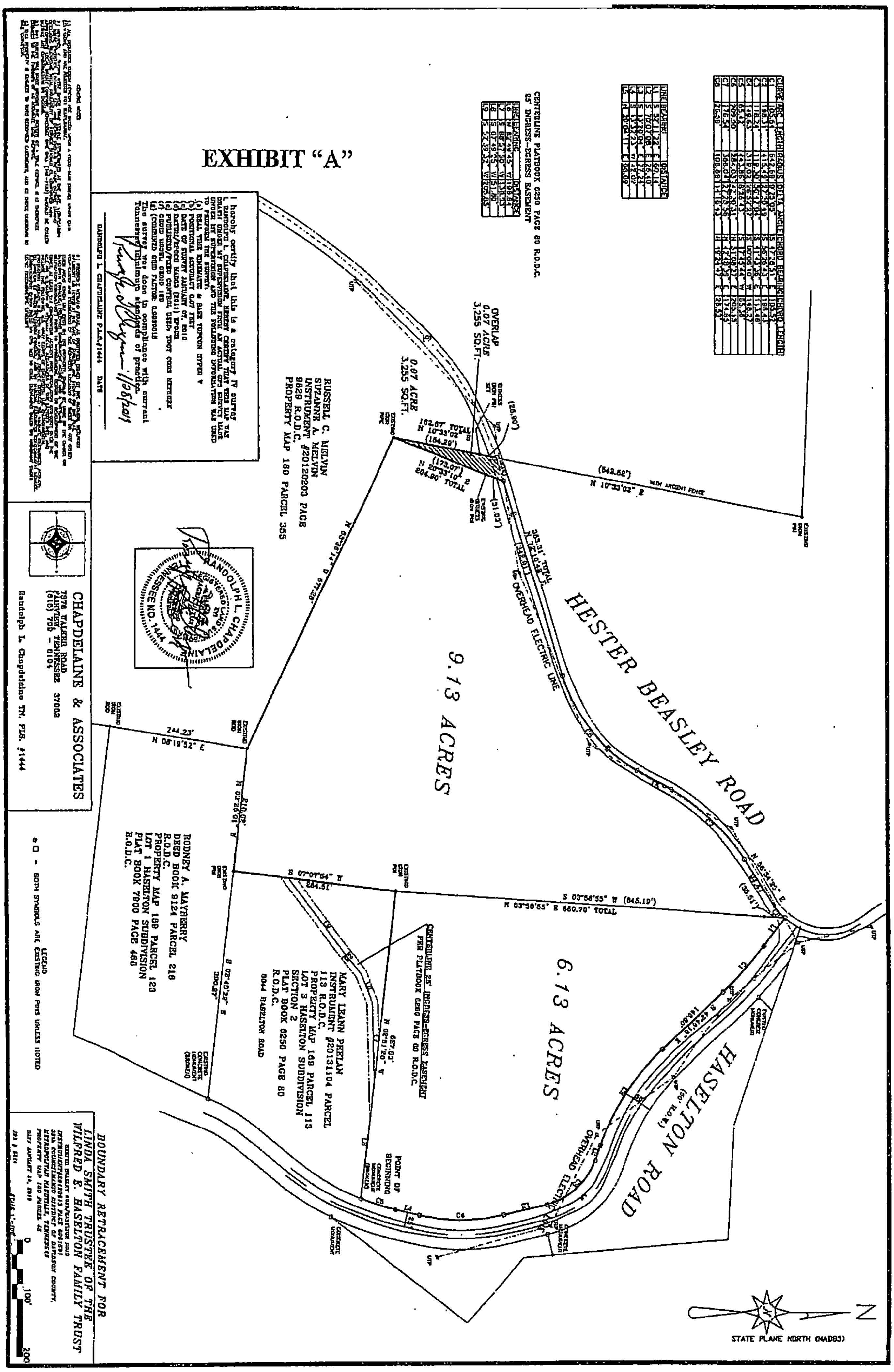

EXHIBIT "A"
HESTER BEASLEY ROAD
HASELTON ROAD
9.13 ACRES
6.13 ACRES
OVERHEAD ELECTRIC LINE
OVERLAP
0.07 ACRE
3,255 SQ.FT.
RUSSELL C. MELVIN
SUZANNE A. MELVIN
RODNEY A. MAYBERRY
MARY LEANN PHELAN
POINT OF BEGINNING
CHAPDELAINE & ASSOCIATES
STATE PLANE NORTH (NAD83)
BOUNDARY RETRACEMENT FOR
LINDA SMITH TRUSTEE OF THE
WILFRED E. HASELTON FAMILY TRUST

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.