22854
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 719487 DEEDWARR
09/20/2021 09:13:23 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20210920-0125677

WARRANTY DEED

Address New Owner(s):
Susan T. Hanson et vir
3215B Lakeshore Drive
Old Hickory, TN 37138

Send Tax Bills to:
FirstBank
P. O. Box 388
Lexington, TN 38351

Map/Parcel: 05409001500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William B. Jakes, III, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Susan T. Hanson and Larry O. Hanson, wife and husband,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is made subject to the following restrictive covenants, which shall run with the land and shall be binding upon Grantees, their heirs and assigns:

1. **For a period of fifteen (15) years from date of recording of this deed, the property shall not be further subdivided and no more than one residence may be constructed on the property. The property shall be used only as a single family residence. In the event that the owner of the adjacent properties, which are currently owned by Rivas and Hand, subdivides an adjoining parcel, the purchaser may also subdivide.**

2. **For a period of fifteen (15) years from the date of recording of this deed, no improvements shall be constructed on the property which are located closer to the shoreline of Old Hickory Lake and the existing Old Hickory Lake Corps of Engineers line than the existing home and patio located on the property; provided, however, this restriction shall terminate if improvements on either lot contiguous to the property are constructed closer to the shoreline of Old Hickory Lake or the Old Hickory Lake Corps of Engineers line.**

THIS conveyance is further subject to: Taxes for 2021 and subsequent years and any easements, restrictions and zoning regulations which may be applicable.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other such statute.

This is improved property known as: 3215B Lakeshore Drive, Old Hickory, TN 37138

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, his heirs and assigns forever; and we do covenant with said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEE, his heirs 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/our hand(s) as on the date shown on the Notary forms.

William B. Jakes, III

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Jakes, III, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 15th day of September, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARCHMAN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me this 15th day of September, 2021.

My Commission Expires:

Notary Public

OLLIE MAI PARCHMAN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022

EXHIBIT "A" **GF#: 22854**

Legal Description

LAND in Davidson County, Tennessee, being part of Lot No. 9 in Section 1, Life and Casualty Insurance Company's Subdivision of the Dabbs & Elliott's Property, known as Dupontonia, as of record in Book 843, page 56, and known as Tract 3 on the unrecorded map of the Butler Property, prepared by N. G. Jenkins, Surveyors, dated June 20, 1959, as follows:

Beginning at a point in the center line of Lakeshore Drive, at the corner of Lots Nos. 2 and 3, being the southerly corner of a tract that was conveyed to Thomas H. Briggs and wife, by deed of record in Book 2927, page 297, said Register's Office; thence with the line between said Tract, along Briggs' line, North 31 deg. 46 min. East 406.5 feet, more or less, to Old Hickory Lake; thence along said Lake, South 36 deg. East 151 Feet, more or less, to a corner of Midgett's line, South 44 deg. 23 min. West 341 feet (erroneously referenced in prior conveyances as North 44 deg. 23' west 341 feet), more or less, to a point; thence westerly 52 feet, more or less, to the centerline of Lakeshore Drive; thence with the center line of the same, northwesterly 44.6 feet to the point of beginning.

BEING the same property conveyed to William Bryan Jakes, Jr. and wife, Una Moore Jakes by Warranty Deed dated May 25, 1979, from Grace Butler, a single person, filed on May 31, 1979, in Book 5443, page 119, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $85,000.00)

NOW, being vested in William B. Jakes, III by Quitclaim Deed from William Bryan Jakes, Jr. and wife, Una Moore Jakes, dated March 16, 2012, and filed at Instrument No. 20120403-0028161, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $-0-)