This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File# 2021-084

Karen Johnson Davidson County
Batch# 731218 DEEDWARRSP
10/07/2021 08:35:30 AM 6 pgs
Fees: $33.00 Taxes: $418.40
20211007-0134647

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ronald E. Wade	(NAME) Same as new owner	Part of Map & Parcel 032-00-0-206.00
(STREET ADDRESS) 104 Rachel Ann Court	(STREET ADDRESS)	
(CITY) (STATE) Whites Creek, TN 37189.	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Clayton Properties Group, Inc., a Tennessee corporation,** Grantor herein has this day bargained and sold, and do hereby transfer and convey unto the said**, Ronald E. Wade &wife, Brandy T. Wade,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being part of the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation, by deed of record in Instrument #20201030-0126564, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $113,080.00

Subscribed and sworn to before me this the 4th day of October, 2021.

Affiant

My commission expires: 9.2.2024

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is unimproved property known as: Tract 2, Hunters Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, their successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, **and the restrictions set out in Exhibit B attached hereto to which the property is hereby subjected**, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor but no further or otherwise.**

Whenever 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 our hand this 4th day of October, 2021

Clayton Properties Group, Inc., a Tennessee corporation

By: _____
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, Gerald R. Pankau, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Gallatin, Tennessee, this 4th day of October, 2021.

_____
Notary Public
My commission expires: 10-02-2022

ENCUMBRANCES

1. 2021 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to all matters shown on Survey of Hunter's Run Tract Map by Ragan-Smith Associates dated July 14, 2021 Job No. 18140.

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

EXHIBIT "A"
Property Description

Closing Date: **October 4, 2021**

Borrower(s): **Ronald E. Wade and Brandy S. Wade**

Property Address: **0 Hunters Lane, Nashville, TN 37207**

PROPERTY DESCRIPTION:

HUNTER'S RUN TRACT 2

BEING A CERTAIN TRACT OF LAND LYING IN THE THIRD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS A PORTION OF PARCEL 206 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 32. SAID TRACT IS A PORTION OF THE PROPERTY AS CONVEYED TO CLAYTON PROPERTIES GROUP, INC., OF RECORD AS INSTRUMENT NUMBER 202010300126564, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID TRACT IS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTERS LANE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTERS LANE, SOUTH 83 degrees 20 minutes 51 seconds EAST, 1046.99 FEET FROM THE NORTHEASTERLY CORNER OF GLORIA ESTELLE MCCOOL MARTIN, TRUSTEE OF RECORD AS INSTRUMENT NUMBER 200210300132807, R.O.D.C.T., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY. SAID POINT HAS THE STATE PLANE COORDINATES OF NORTH=712025.16, EAST=1742877.16;

THENCE, WITH SAID RIGHT-OF-WAY, FOR THE NEXT FOUR CALLS:

1) WITH A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 00 degrees 41 minutes 22 seconds, A RADIUS OF 14,584.00 FEET, AN ARC LENGTH OF 175.49 FEET, WITH A BEARING AND DISTANCE OF SOUTH 80 degrees 54 minutes 24 seconds EAST, 175.49 FEET TO A POINT;

2) SOUTH 80 degrees 33 minutes 43 seconds EAST, 549.55 FEET TO A POINT,

3) SOUTH 83 degrees 32 minutes 35 seconds EAST, 154.22 FEET TO A POINT WITH THE STATE PLANE COORDINATES OF NORTH = 711889.96, EAST = 1743745.80;

THENCE, LEAVING SAID RIGHT-OF-WAY AND SEVERING SAID CLAYTON PROPERTIES GROUP, INC., WITH A NEW LINE OF DIVISION, SOUTH 06 degrees 27 minutes 25 seconds WEST, 235.00 FEET TO A POINT IN THE NORTHERLY LINE OF CLAYTON PROPERTIES GROUP, INC., OF RECORD AS INSTRUMENT NUMBER 202001310011678, R.O.D.C.T.,

THENCE, WITH SAID CLAYTON PROPERTIES GROUP, INC., FOR THE NEXT THREE CALLS:

1) NORTH 83 degrees 32 minutes 35 seconds WEST, 160.34 FEET TO A POINT;

2) NORTH 80 degrees 33 minutes 43 seconds WEST, 555.67 FEET TO A POINT;

3) NORTH 81 degrees 46 minutes 13 seconds WEST, 267.39 FEET TO A POINT;

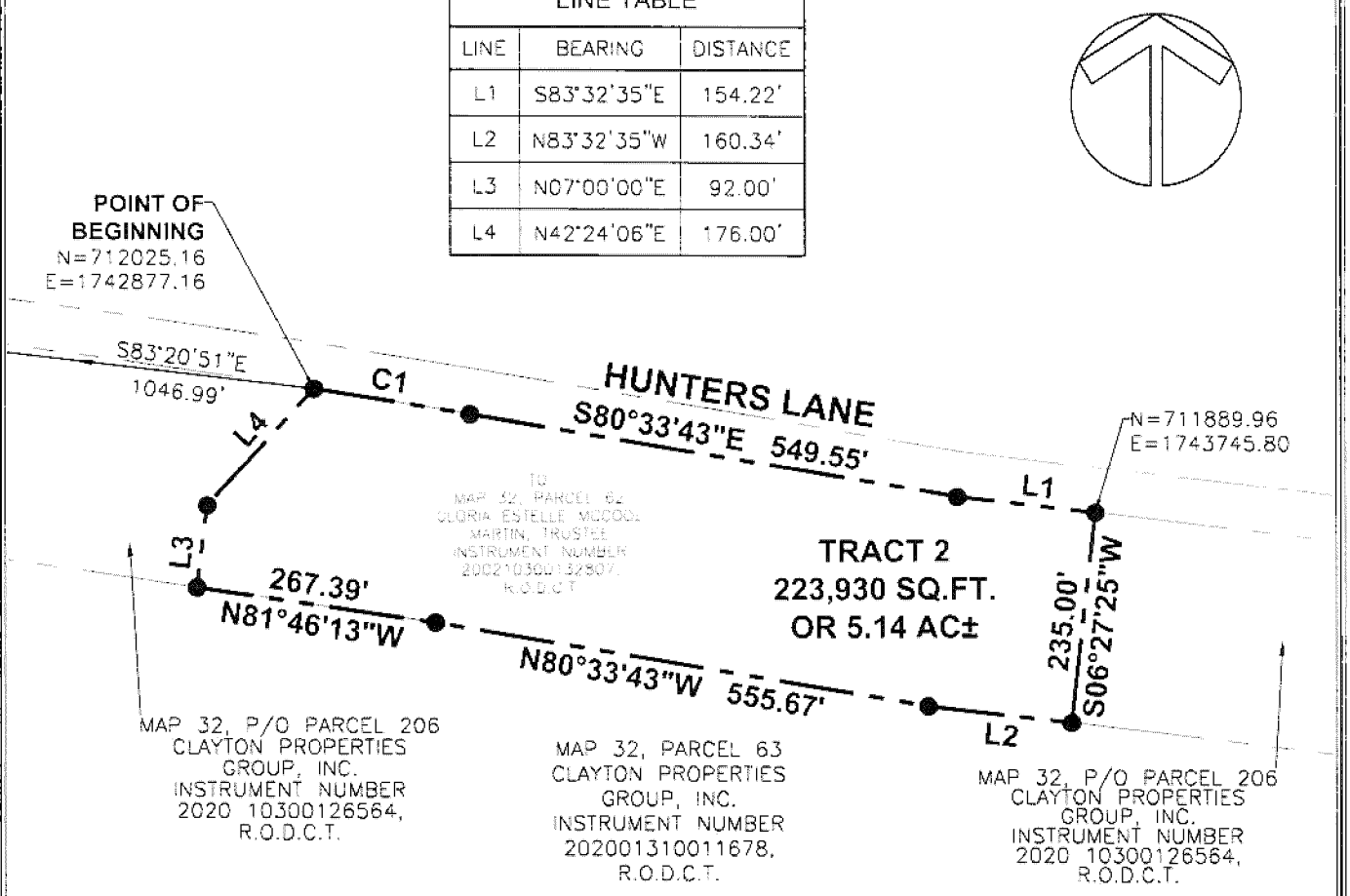
THENCE, SEVERING SAID CLAYTON PROPERTIES GROUP, INC., WITH A NEW LINE OF DIVISION, NORTH 07 degrees 00 minutes 00 seconds EAST, 92.00 FEET TO A POINT; THENCE, NORTH 42 degrees 24 minutes 06 seconds EAST, 176.00 FEET TO THE POINT OF BEGINNING AN CONTAINING 223,930 SQUARE FEET OR 5.14 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Joshua D. Hankins by Quitclaim Deed from The Galbreath Family General Partnership, a Tennessee General Partnership, of record in Instrument No. 20180831-0086670 Register's Office for Davidson County, Tennessee, dated August 22, 2018 and recorded on August 31, 2018. (Value or consideration as shown in aforementioned deed $0.00.),

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation, by Special Warranty Deed from The Galbreath Family General Partnership, a Tennessee General Partnership, of record in Instrument No. 20201030-0126564 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020. (Value or consideration as shown in aforementioned deed $300,000.00.)

For record title, see deed recorded immediately prior hereto at Instrument No. _____ or Book _____ Page _____, Register's Office for Davidson County, State of Tennessee.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°32'35"E	154.22'
L2	N83°32'35"W	160.34'
L3	N07°00'00"E	92.00'
L4	N42°24'06"E	176.00'



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	14584.00'	175.49'	0°41'22"	87.75	175.49'	S80°54'24"E

DATE	JULY 14, 2021
DESIGNED:	TJS
DRAWN:	LAP
SCALE:	1" = 200'
JOB NO.	WK. ORDER
18140	1265

HUNTER'S RUN
TRACT 2

HUNTERS LANE, 3RD COUNCIL DISTRICT,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CHATTANOOGA

G:\18140-126511-SURVEY\EXHIBITS\2021\QUITCLAIM\TRACT 2 2021.06.08\1265 TRACT 2.DWG

EXHIBIT B

Restrictions for Tracts 2, 3 and 4 on the Survey of Hunter's Run Tract Map by Ragan-Smith Associates dated July 14, 2021 Job No. 18140:

1. No residential structure on any tract shall de designed, constructed, or used for more than one family. All homes must be site built. There shall be no mobile, modular, or manufactured homes allowed on the subject property
2. Any home constructed on the property must contain a minimum of 1,500 square feet of interior living space.
3. There shall be no obnoxious or offensive operations conducted or maintained on any tract.
4. There shall be no commercial chicken or hog operations allowed on any tract, however, normal household pets may be kept as long as they are not for commercial purposes or deemed a nuisance. Horses and cattle shall be allowed on subject properties.
5. The owners of each tract, their successors, heirs, and assigns, shall be bound herein to cooperate with the execution of any easements necessary to provide utilities to any of the tracts and the adjacent development of Heritage Creek, at no charge to the benefiting property so long as the easements necessary do not materially impact improvements of grantors tract.
6. There shall be no junk yards, temporary or permanent, to be allowed on any tract.
7. If any covenant contained herein is at any time declared void or inoperative by any court of competent authority, the remaining provisions shall continue in full force and effect and shall not be otherwise affected thereby.
8. The restrictions contained in this Deed shall run with and bind the property conveyed herein, and shall inure to the benefit of and shall be enforceable by the Grantor and/or the Owners of Tracts 1, 2, 3 and 4 on the Survey of Hunter's Run Tract Map by Ragan-Smith Associates dated July 14, 2021 Job No. 18140, attached to this Deed as Exhibit B-1, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date of recording of this Deed, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by the Grantor and the Owners of Tracts 1, 2, 3 and 4 has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case the restrictions in this Deed shall be modified or terminated as specified therein.
9. Tract 1 on the Survey of Hunter's Run Tract Map by Ragan-Smith Associates dated July 14, 2021 Job No. 18140 shall not be encumbered by the foregoing restrictions unless specified in a recorded instrument signed by the Grantor.

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/4/2021 (date of document).

Affiant Signature

10/4/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4th day of October, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON