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# 2021-086

Karen Johnson Davidson County
Batch# 732032 DEEDWARRSP
10/08/2021 02:02:30 PM 6 pgs
Fees: $33.00 Taxes: $536.48
20211008-0135713

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Julio Molina	(NAME) Same as new owner	Part of Map & Parcel 032-00-0-206.00
(STREET ADDRESS) 1102 Riverwood Drive	(STREET ADDRESS)	
(CITY) (STATE) Nashville TN 37216	(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**, JULIO MOLINA and wife, TERESA ORTEGA,** 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 $144,995.00.

Subscribed and sworn to before me this the 6th day of October, 2021.

Julio Molina
Affiant

My commission expires: 10-02-2022

Notary Public

This is unimproved property known as: Tract 4, 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 encumbered in any manner whatsoever.

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 6 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, Chris O'Neil, 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 6th day of October, 2021.

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

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

ENCUMBRANCES

1. 2022 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Grant of Transmission Line Easement to USA of record in Book 2810, page 442, Register's Office, Davidson County, Tennessee.
3. Boundary Line Agreement of record in Instrument #20190425-0038156, Register's Office, Davidson County, Tennessee.
4. Subject to all matters shown on Survey of Hunter's Run Tract Map by Ragan-Smith Associates dated July 14, 2021 Job No. 18140.

HUNTER'S RUN TRACT 4

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 SOUTHWESTERLY RIGHT-OF-WAY LINE OF HUNTERS LANE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HUNTERS LANE AT THE NORTHEASTERLY CORNER OF EDWARD C. GALBREATH, III OF RECORD AS INSTRUMENT NUMBER 200303210037709, R.O.D.C.T AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, GALBREATH SUBDIVISION, OF RECORD IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY. SAID POINT HAS THE STATE PLANE COORDINATES OF NORTH = 711362.78, EAST = 1745354.41;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID LOT 1, SOUTH 81°24'56" WEST, 203.17 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY CORNER OF CLAYTON PROPERTIES GROUP, INC., OF RECORD AS INSTRUMENT NUMBER 202001310011678, R.O.D.C.T.;

THENCE, WITH SAID CLAYTON PROPERTIES GROUP, INC., SOUTH 81°24'01" WEST, 544.13 FEET TO A POINT;

THENCE, SEVERING CLAYTON PROPERTIES GROUP, INC., OF RECORD AS INSTRUMENT NUMBER 202010300126564, R.O.D.C.T., WITH A NEW LINE OF DIVISION, NORTH 17°32'59" WEST, 324.14 FEET TO A POINT;

THENCE, CONTINUING WITH SAID NEW LINE OF DIVISION, SOUTH 82°11'15" EAST, 144.00 FEET TO A POINT; THENCE, NORTH 08°47'45" EAST, 232.96 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTERS LANE WITH THE STATE PLANE COORDINATES OF NORTH = 711770.78, EAST = 1744696.05;

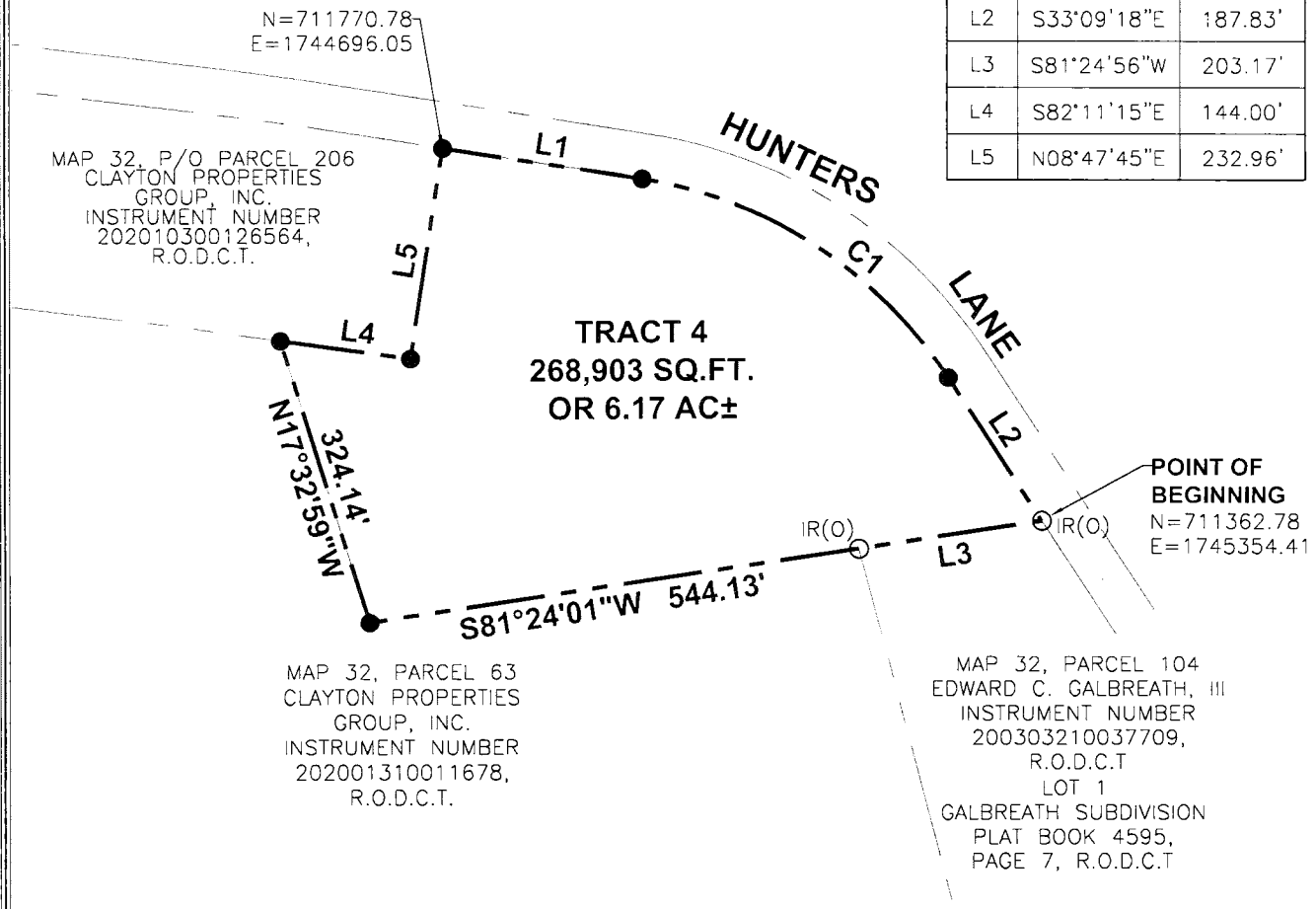
THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 81°12'15" EAST, 222.07 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 48°02'35, A RADIUS OF 491.33 FEET, AN ARC LENGTH OF 411.98 FEET, WITH A BEARING AND DISTANCE OF SOUTH 57°10'57" EAST, 400.02 FEET TO A POINT;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, SOUTH 33°09'18" EAST, 187.83 FEET TO POINT OF BEGINNING AND CONTAINING 268,903 SQUARE FEET OR 6.17 ACRES, MORE OR LESS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	491.33'	411.98'	48°02'35"	218.98	400.02'	S57°10'57"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°12'15"E	222.07'
L2	S33°09'18"E	187.83'
L3	S81°24'56"W	203.17'
L4	S82°11'15"E	144.00'
L5	N08°47'45"E	232.96'



DATE	JULY 29, 2021
DESIGNED:	TJS
DRAWN:	LAP
SCALE:	1" = 200'
JOB NO.	WK. ORDER
18140	1265

HUNTER'S RUN
TRACT 4

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

EXHIBIT

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
www.ragansmith.com

G:\18140-1265\1-SURVEY\EXHIBITS\2021\QUITCLAIM\TRACT 4 2021.06.08\1265 TRACT 4.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.**

TRUE COPY CERTIFICATION

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian 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:

October 6, 2021

Kay B. Housch

Date: October 6, 2021

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 6th day of October, 2021.

Marjorie A. Haines, Notary Public
My commission expires: 10/02/2022

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