Karen Johnson Davidson County
Batch# 767465 DEEDWARR
12/03/2021 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $469.90
20211203-0160781

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Frank Batson Quality Homes, Inc.
120 Donelson Pike, Suite 101
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 110-00-0-0217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penny Benton, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Frank Batson Quality Homes, Incorporated, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat Minor Subdivision, Benton Subdivision record in Instrument No. 20211019-0140427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Penny Benton by Warranty Deed from Lawrence Boyd Fudge, III, Executor of The Estate of Vivian Eakes Fudge Hull, Lawrence Boyd Fudge, III, Kile David Fudge, Amanda Michelle Hull Patton, and Stanley Devon Hull of record in Instrument No. 20210519-0067959 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 19, 2021.

This is unimproved property known as: **1628 Stewarts Ferry Pike, Hermitage, Tennessee.**

Subject to the following restrictions:

1. The minimum building area for residences placed on these lots shall be no less than 2500 square feet of heated living area, excluding porches, garages, carports, terraces, breezeways or basements. If two story home, the ground floor living area must be 1000 square feet of the total 2500 square footage.

2. All residences erected upon said lots shall be site built and shall have exterior of brick, stone, log, hardie board, or any combination thereof. Vinyl soffit and trim is permitted. There shall be no exposed concrete blocks on exterior walls or foundation. The foundation must be brick or stone and shall be to grade level.

3. No junk of any nature or description, including any vehicle or motorized machinery, which does not run, shall be allowed to accumulate or remain on any lot.

4. Any detached building shall match the construction of the residence in building materials and shall be brick to grade. No above ground pools.

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5. There shall be no trailers, temporary buildings, shacks, or partially completed buildings allowed on any lots for human occupancy.

6. No house trailer, mobile home, motor home, camper, double-wide mobile home, modular home or manufactured housing of any nature shall be permitted on any lot permanently as a residence.

7. All lots shall be used for Residential purposes only. No roosters or commercial swine or poultry shall be allowed on any lot. Customary farm animals may only be kept fenced to the rear of the residence.

8. Any further re-subdivision of any of these lots shall be prohibited.

9. Lot # 3 is excluded unless existing house is removed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of November, 2021.

WITNESS MY HAND on this the 30th day of November, 2021.

Penny Benton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Penny Benton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 10/26/25

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 10/26/25

File No: 210828

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 November 30, 2021

Affiant Signature

Date: 12-1-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of December, 2021

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024