

This instrument prepared by:
Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, S-201
Nashville, TN 37205

Re: 20 acres more or less on Peters
Road in Lewis County, Tennessee.
Owners: Joshua and Jennifer Webb
Map:072 Parcel 003.47

USE RESTRICTIONS FOR THE WEBB PROPERTY

THESE USE RESTRICTIONS FOR THE WEBB PROPERTY (the "Restrictions") is executed and effective this ____ day of May, 2020, by Joshua Webb and Jennifer Webb (the "Owners").

WITNESSETH:

WHEREAS, Owners owns certain real estate in Lewis County, Tennessee as more particularly described on Exhibit A attached hereto (said real estate being referred to herein as the "Property");

WHEREAS, Owners desires to provide for the protection and preservation of the desirability and character of the Property;

WHEREAS, Owners further desires to create use restrictions (the "Restrictions") which are intended to be covenants running with the land which shall be binding on all parties having or acquiring in the future any right, title or interest in and to all or any portion of the Property and which shall inure to the benefit of the present Owners and future owners thereof;

NOW, THEREFORE, the OWNERS , as legal title holders of the Property and for the purposes set forth above, declare as follows:

ARTICLE I

PROPERTY SUBJECT TO THE RESTRICTIONS

- Property Subject to the Restrictions- The Property shall be subject to the Restrictions contained herein and the Property is described on Exhibit A to this document which is incorporated herein by this reference. The Restrictions contained herein constitute covenants running with the land and shall be binding upon and shall inure to the benefit of all parties now owning or hereafter having or acquiring any right, title or interest in the Property. Every person or entity hereafter acquiring the Property or any portion thereof by acceptance of a deed thereto, shall accept such interest subject to the terms and conditions of these Restrictions, and by acceptance of the same shall be deemed to have consented to and be bound by the terms, conditions and covenants of these Restrictions.

CHERYL STAGGS, Register
Lewis County Tennessee

Rec #:	53561	Instrument #:	53617
Rec'd:	20.00	Recorded	
State:	0.00	5/12/2020 at 11:41 AM	
Clerk:	0.00	in Record Book	
Other:	2.00		
Total:	22.00		

215
Pas 567-570

ARTICLE II

USE RESTRICTIONS

1. Nuisances. Each owner shall refrain from any act or use of his property that could reasonably cause embarrassment, discomfort or annoyance to the neighborhood. No noxious, offensive or illegal activity shall be carried out upon any portion of the Property.
2. Codes. Each owner shall observe all governmental building codes, health restrictions, zoning restrictions and other regulations applicable to the Property. In the event of any conflict between any provision of such governmental code, regulation or restriction and any provision of the Restrictions, the more restrictive provision shall apply.
3. Mobile and Modular Homes. No mobile homes or mobile home parks may be placed on the Property and storage of mobile homes shall not be permitted on the Property. Notwithstanding this restriction, double wide mobile homes and modular homes may be placed on the Property if they are hooked up to available utilities and if they are placed on a permanent foundation.

ARTICLE III

GENERAL PROVISIONS

1. Duration. The restrictions contained herein shall be appurtenant to and run with the land and shall be binding upon all owners and parties hereinafter having an interest in any of the Property and shall be perpetual.
2. Enforcement. If any person, firm or corporation shall violate or attempt to violate any of provisions of the Restrictions, Joshua and Jennifer Webb and their heirs shall have the sole and absolute right to bring an action against the violating party at law or in equity to seek injunctive relief and damages against an future owner of the Property who violates these Restrictions. Should Joshua or Jennifer Webb or their heirs employ counsel to enforce the Restrictions contained in these Restrictions, they shall be entitled to recover from the other party their reasonable attorney's fees and expenses incurred in such action.
7. Headings and Binding Effect. Headings have been inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraphs to which they refer. The covenants, agreements and rights set forth herein shall be binding upon and inure to the benefit of the respective heirs, executors, successors and assigns of the Owners and all persons claiming by, through or under Owners.

Being the same property conveyed to Joshua Webb and wife, Jennifer Webb by Warranty Deed from James Williams, of record in Record Book 184 pages 313-314, Register's Office for Lewis County, Tennessee.

IN WITNESS WHEREOF, the Owners have caused these Restrictions to be duly executed this 12
day of May, 2020.

Joshua Webb
Joshua Webb
Jennifer Webb
Jennifer Webb

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ LEWIS

Before Sandra Clayton Notary Public in and for the County and State
aforesaid, personally appeared Joshua Webb and Jennifer Webb, with whom I am personally acquainted (or
proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be
the persons who signed this instrument for the purposes herein contained.

Sandra Clayton
NOTARY PUBLIC

My commission expires 8/23/2022

