



2 Cabin & 11 Waterfront Lots in Riverstone Estates Subdivision on the Tennessee River near Clifton, TN

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Last Revised and Published on 06/08/20 at 9:49 AM

Sales Map





Cabin Amended Covenants





-SAVANNAH OFFICE-60 BRAZELTON ST. UNIT 5 SAVANNAH, TN 38372



-JACKSON OFFICE-25 SECURITY DR. SUITE B JACKSON, TN 38305

FIRST AMENDED DECLARATION OF RESTRICTIVE COVENANTS

OF

THE CABINS AT RIVERSTONE (LOTS 134 THRU 154)

THIS FIRST AMENDED DECLARATION OF RESTRICTIVE COVENANTS	
("Declaration") is hereby made, published and declared this/5	day of
ASSOCIATION, INC. (the "Owners").	
ASSOCIA/TION, INC. (the "Owners").	

WITNESSETH:

WHEREAS, the Members of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC. own certain real property (the "Property") located in Decatur County, Tennessee, said real property being more particularly described by official plat designation as The Cabins at Riverstone pursuant to a plat recorded on August 6, 2010 in the Register's Office of Decatur County, Tennessee in Plat Cabinet 2, Page 69. Said plat is incorporated herein by reference as though it were copied herein in full; and

WHEREAS, the Members desire to amend the Declaration of Restrictive Covenants of The Cabins at Riverstone of record in Record Book 259, Page 69 in the Register's Office of Decatur County, Tennessee; and

WHEREAS, paragraph 37 of the Declaration of Restrictive Covenants of The Cabins at Riverstone authorizes the Owners to modify, release or amend the recorded restrictions; and

WHEREAS, pursuant to the By- Laws of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC, the member owners have approved the amendment of the restrictions; and

WHEREAS, it is for the interest, benefit and advantage of the Owners, the Developer and each and every person or entity that shall hereafter acquire any lot or any portion of any lot in the Subdivision, or any resubdivision thereof, (all such lots being collectively referred to as the "Lots" and individually referred to as a "Lot") that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, the Members of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC hereby amend the aforesaid Declaration of Restrictive Covenants of The Cabin at Riverstone and replace paragraphs 34 and 35 of the aforesaid Declaration of Restrictive Covenants of The Cabins at Riverstone with the following Paragraphs:

34. Assessments.

a. Lien and personal obligation of assessments. Declarant covenants for each lot within the subdivision, and each owner of a lot is deemed to covenant by acceptance of such owner's deed for such lot, whether or not it shall be so expressed in the deed, to pay to the association (1) annual assessments and (2) special assessments for capital improvements. Such assessments will be established and collected as provided below in this instrument. The annual and special assessments, together with interest, costs, and reasonable attorney fees, shall be a charge on the land and a continuing lien on each lot against which such an assessment is made. Each such assessment, together with interest, costs, and reasonable

Book 267 Page 807

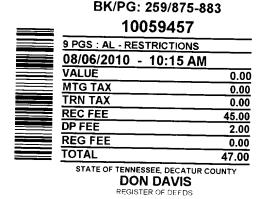
1.3

Cabin Covenants

Lots 137 and 138



This instrument prepared by: Wood Law Offices, P.C. P.O. Box 636 Parsons, Tennessee 38363



DECLARATION OF RESTRICTIVE COVENANTS

OF

THE CABINS AT RIVERSTONE

(LOTS 134 THRU 154)

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is hereby made, published and declared this the day of (2010, by RIVERSTONE MARINA, INC., (the "Owners).

WITNESSETH:

WHEREAS, the Owners own certain real property (the "Property) located in Decatur County, Tennessee, said real property being more particularly described and which is known by official plat designation as The Cabins at Riverstone, pursuant to a plat recorded on ____, in the Register's Office of Decatur County, Tennessee, HUGUST 6 2010 in Plat'Cabinet , Page 69 . Said plat is incorporated herein by reference as though it were copied herein in full; and

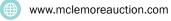
WHEREAS, the Owners intend to act as the Developer of the property and to subdivide the property into a residential subdivision (the "Subdivision") to be known as The Cabins at Riverstone; and

WHEREAS, it is for the interest, benefit and advantage of the Owners, the Developer and each and every person or entity that shall hereafter acquire any Lot or any portion of any Lot in the Subdivision, or any re-subdivision thereof, (all such Lots being collectively referred to as the "Lots" and individually referred to as a "Lot") that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Owners, the Developer and each and every subsequent owner of any of the Lots or portions of said Lots in the Subdivision, the Owners do hereby set up, establish, promulgate and declare the following protective covenants to apply to the Property and to all of said Lots and portions of said Lots, and to all persons owning any of said Lots or portions thereof, hereafter. These restrictive covenants shall become effective upon the recordation of this instrument and shall run with the land and be binding on all persons claiming under or through the Owners for a period of fifteen (15) years after the recordation of this instrument, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless it is agreed by a vote of sixty-six percent (66%) of owners of Lots within The Cabins at Riverstone, with each such Lot to carry one (1) vote, to alter, amend or revoke the same, in whole or in part, in which latter event these restrictive covenants shall be altered, amended or revoked as determined and agreed upon by such vote.

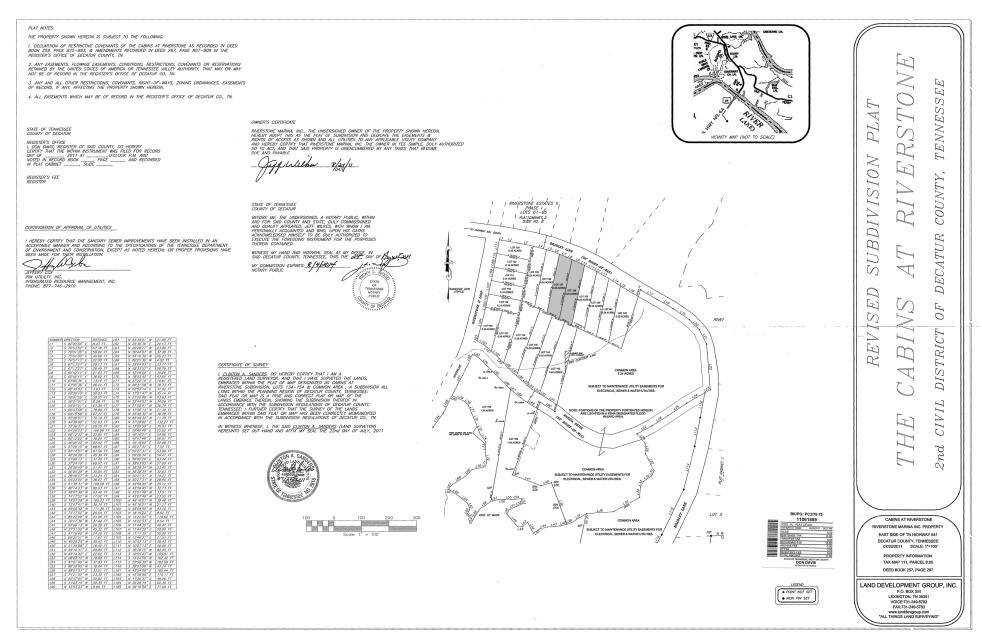
Book 259 Page 875





Cabin Lot Plat











BK/PG: 299/232-234 15069956

10003300			
3 PGS:AL-QUITCLAIN	/ DEED		
GINA BATCH: 25243	02/03/2015 - 08:28 AM		
VALUE	80000.00		
MORTGAGE TAX	0.00		
TRANSFER TAX	296.00		
RECORDING FEE	15.00		
ARCHIVE FEE	0.00		
DP FEE	2.00		
REGISTER'S FEE	1.00		
TOTAL AMOUNT	314.00		
	3 PGS:AL-QUITCLAIN GINA BATCH: 25243 VALUE MORTGAGE TAX TRANSFER TAX RECORDING FEE ARCHIVE FEE DP FEE		

STATE OF TENNESSEE, DECATUR COUNTY

DON DAVIS

Parsons, Tennessee 38363

This instrument prepared by Wood Law Offices, P.C. Post Office Box 636

QUITCLAIM DEED

This instrument made and entered into on this the 3151 day of December, 201 4, by and between, RIVERSTONE MARINA, INC., a Tennessee Corporation, Party of the First Part, and TULL PROPERTIES, LLC, a Mississippi Limited Liability Company, Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of ONE AND NO/100-----------DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all its rights, title and interest in and to the following described real estate, to-wit:

Lying and being situated in the 2nd Civil District of Decatur County, Tennessee and described as follows:

BEING Lot Nos. 134, 136, 137 and 138 of The Cabins at Riverstone, according to a plat recorded in Plat Cabinet 2, Page 69 and Plat Cabinet 2, Page 75, Register's Office of Decatur County, Tennessee, which is incorporated herein by reference for a complete description of same.

This being a portion of the same property as conveyed to Riverstone Marina, Inc., by deed of record in Book 257, Page 297, Register's Office of Decatur County, Tennessee.

The above described property is subject to the following:

- 1. Restrictions, reservations, covenants, easements, assessment fees, etc. as shown on Plat as recorded in Plat Book 2, Page 69, and Plat Cabinet 2, Page 75, Register's Office of Decatur County, Tennessee.
- 2. Declaration of Restrictive Covenants of The Cabins at Riverstone (Lots 134) thru 154), as recorded in Book 259, Page 875, and First Amended Declaration of Restrictive Covenants of The Cabins at Riverstone (Lots 134 thru 154), as recorded in Book 267, Page 807, Register's Office of Decatur County, Tennessee.
- 3. Any easements, flowage easements, conditions, restrictions, covenants or reservations retained by the United States of America or the Tennessee Valley Authority, that may effect said land as recorded in the Register's Office of

1

Book 299 Page 232



Decatur County, Tennessee.

4. Any and all other restrictions, covenants, right-of-ways, zoning ordinances, easements of record, if any, affecting said land.

The parties hereto acknowledge that Ricky L. Wood, Attorney at Law, is not the closing agent for this transaction pursuant to the provisions of Section 6045(e) of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

This deed was prepared without the benefit of a current survey and therefore, the preparer makes no certification as to the accuracy of the description.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature,

this the day and date first above written.

RIVERSTONE MARINA, INC. Stof Wilkes
Jeff Wilkes
President

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Book 299 Page 233



ACKNOWLEDGMENT
STATE OF TENNESSEE
COUNTY OF Harden
Before me, the undersigned, a Notary Public, in and for said State and County, personally appeared JEFF WILKES, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the President of RIVERSTONE MARINA, INC., a Tennessee Corporation, and who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of RIVERSTONE MARINA, INC., by himself as such officer.
WITNESS my hand and official seal at office in County, Tennessee, this the day of, 201
My commission expires: December 27, 2015 Motary Public STATE OF TENNESSEE NOTARY PUBLIC PUBLIC
(Statement required by Chapter 178, Public Acts of 1967 as amended) STATE OF TENNESSEE MISSISSIPPI
COUNTY OF 4LCOR N
The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$_\&O_\cdot\omega_
Subscribed to and sworn to before me this the Atlant day of Action 104 and 104

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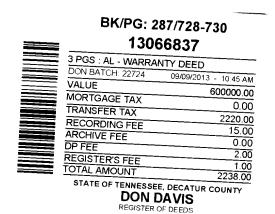
Persons responsible for payment of taxes: Tull Properties, LLC, P.O. Box 867 Company MS

My commission expires.

Deed Waterfront



This instrument prepared by: Wood Law Offices, P.C. P.O. Box 636 Parsons, Tennessee 38363



WARRANTY DEED

Lying and being situated in the 2nd Civil District of Decatur County, Tennessee and being more particularly described as follows:

Being Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54 of the Riverstone Estates I of record in Plat Cabinet 2, Page 43, Register's Office of Decatur County, Tennessee.

This being portions of Parcel IV of that same property conveyed to Riverstone Development, Inc. by Quitclaim Deed from G.R.W. Development, LLC, Jennifer Ray and Leon Easley, of record in Book 257, Page 330, Register's Office of Decatur County, Tennessee.

This property is subject to the following:

This property is subject to the following:

- 1. Declaration of Restrictive Covenants of Riverstone Estates I, Phase One (Lots 41 53), as recorded on September 4, 2007 in Book 232, Page 696, Register's Office of Decatur County, Tennessee.
- 2. Subject to restrictions, easements and/or right-of-way's as recorded on September 4, 2007, in Plat Cabinet 2, Page 44, Register's Office of Decatur County, Tennessee.

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DECATUR COUNTY ASSESSOR'S OFFICE

MAP_1110_GP__C__PARCEL_4300_44; 00, 45:00, 46:00,

47:00, 43:00, 44:00, 55:00, 54:00

Book 287 Page 728



- 3. TVA Flowage Easement of record in Register's Office of Decatur County, Tennessee.
- 4. Boundary Agreement recorded in Book 72, Page 615, Register's Office of Decatur County, Tennessee.
- 5. Access Easement recorded in Book 109, Page 155, Register's Office of Decatur County, Tennessee.
- 6. Restrictive Covenants recorded in Book 211, Page 168, Registers Office of Decatur County, Tennessee.
- 7. Easements, right of ways, restrictions of record in Plat Cabinet 2, Page 18, and Plat Cabinet 2, Page 46, Register's Office of Decatur County, Tennessee.

This Deed was prepared without the benefit of a survey or title examination and therefore the preparer makes no certifications as to the validity of the title.

The parties hereto acknowledge that Ricky L. Wood, Attorney at Law, is not the closing agent for this transaction pursuant to the provisions of Section 6045(e) of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, its successors and assigns in fee simple forever. And the Grantor does covenant with the Grantee that it is lawfully seized and possessed of its interest in said land in fee simple; has a good right to convey it, and that the same is unencumbered.

And the Grantor does further covenant and bind itself and its heirs and assigns to warrant and forever defend the title to said land unto the Grantee, its successirs and assigns, against the lawful claims of all persons whomsoever.

My day of

WITNESS my signature this the <u>l</u>

RIVERSTONE DEVELOPMENT, INC.

Meker

President

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ACKNOWLEDGMENT
STATE OF TENNESSEE
COUNTY OF Decatur
Before me, the undersigned, a Notary Public, in and for said State and County
personally appeared JEFF WILKES, with whom I am personally acquainted, and who upon his
oath acknowledged himself to be the President of RIVERSTONE DEVELOPMENT, INC.,
and who acknowledged that he executed the foregoing instrument for the purposes therein
contained by signing the name of RIVERSTONE DEVELOPMENT, INC., by himself as such
officer.
WITNESS my hand and official seal at office in Decotur County, Tennessee,
this the 11th day of, 2013.
Ambel & Soll
Notary Public & Research
My commission expires 8 2 2015.
The state of the s
The DECKING
(Statement required by Chapter 178, Public Acts of 1967 as amended) STATE OF TENNESSEE Marian.
COUNTY OF Man
The undersigned hereby swears or affirms that the actual consideration for this transfer or
value of the property transferred, whichever is greater, is \$_600,000. >>, which amount
is equal to or greater than the amount which the property would command at a fair voluntary
sale.
- tul
(affiant)
Subscribed to and sworn to before me this the 4th day of Septuber,
2013.
ARY PICES
10 * 75120 O. O.
WILLIAM H. DAVIS, JR. Notary Public
My commission expires Sépt. 8, 2016
A/E/IL CON COUNTY
Person responsible for payment of taxes:
P.O. Box 867 Coein th MS 38835 (42-287-4477
662-287-4477
3

Book 287 Page 730

Table of Contents

Amended Covenants



-SAVANNAH OFFICE-60 BRAZELTON ST. UNIT 5 SAVANNAH, TN 38372

CREASY & JONES ATTORNEYS AT LAW, P.C.

-JACKSON OFFICE-25 SECURITY DR. SUITE B JACKSON, TN 38305

FIRST AMENDED DECLARATION OF RESTRICTIVE COVENANTS

OF

267,803

RIVERSTONE ESTATES I – PHASE ONE (LOTS 41 THRU 53)

THIS FIRST AMENDED DECLARATION OF RESTRICTIVE COVENANTS	
("Declaration") is hereby made, published and declared this	day of
ASSOCIATION, INC. (the "Owners").	•
ASSOCIATION, INC. (the "Owners").	

WITNESSETH:

WHEREAS, the Members of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION. INC. own certain real property (the "Property") located in Decatur County, Tennessee, said real property being more particularly described by official plat designation as Riverstone Estates I Subdivision, Phase One pursuant to a plat recorded on September 4, 2007 in the Register's Office of Decatur County, Tennessee in Plat Cabinet 2, Page 43. Said plat is incorporated herein by reference as though it were copied herein in full; and

WHEREAS, the Members desire to amend the Declaration of Restrictive Covenants of Riverstone Estates I- Phase One of record in Record Book 232, Page 696 in the Register's Office of Decatur County, Tennessee; and

WHEREAS, paragraph 42 of the Declaration of Restrictive Covenants of Riverstone Estates I- Phase One authorizes the Owners to modify, release or amend the recorded restrictions; and

WHEREAS, pursuant to the By- Laws of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC, the member owners have approved the amendment of the restrictions; and

WHEREAS, it is for the interest, benefit and advantage of the Owners, the Developer and each and every person or entity that shall hereafter acquire any lot or any portion of any lot in the Subdivision, or any resubdivision thereof, (all such lots being collectively referred to as the "Lots" and individually referred to as a "Lot") that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land.

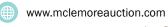
NOW, THEREFORE, the Members of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC hereby amend the aforesaid Declaration of Restrictive Covenants of Riverstone Estates I- Phase One and replace paragraphs 40 and 41 of the aforesaid Declaration of Restrictive Covenants of Riverstone Estate I- Phase One with the following Paragraphs:

40. Assessments.

a. Lien and personal obligation of assessments. Declarant covenants for each lot within the subdivision, and each owner of a lot is deemed to covenant by acceptance of such owner's deed for such lot, whether or not it shall be so expressed in the deed, to pay to the association (1) annual assessments and (2) special assessments for capital improvements. Such assessments will be established and collected as provided below in this instrument. The annual and special assessments, together with interest, costs, and reasonable attorney fees, shall be a charge on the land and a continuing lien on each lot against which such an

Book 267 Page 801





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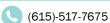
assessment is made. Each such assessment, together with interest, costs, and reasonable attorney fees, shall also be the personal obligation of the person or persons who owned the lot at the time the assessment fell due, but such personal obligation shall not pass to the successors in title of such person or persons unless expressly assumed.

- b. Purpose of annual assessments. The annual assessments levied by the Association shall be used exclusively to promote the health, safety, welfare, and recreation of the residents in the subdivision, and for the improvement and maintenance of the common areas and of the homes situated within the subdivision. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments, the following:
 - (1) Maintenance and repair of the common area.
 - (2) Water, sewer, garbage, electrical lighting, telephone, gas, and other necessary utility service for the common area.
 - (3) Acquisition of furnishings and equipment for the common area as may be determined by the Association, including without limitation all equipment and furnishings for use of at any recreational facilities located in the common area.
 - (4) Maintenance and repair of storm drains, sanitary sewers, and private streets within the confines of the subdivision.
 - (5) Fire insurance covering the full insurable replacement value of the common area, with extended coverage.
 - (6) Liability insurance insuring the Association against any and all liability to the public, to any owner or owners, or the invitees or tenants of any owner or owners arising out of their occupation and/or use of the common area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the association.
 - (7) Electrical service and or telephone service for the electronic gate systems.
 - (8) Maintenance of the electronic gate system at the subdivision entrance.
 - (9) Workers' compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the board of directors of the Association.
 - (10) A standard fidelity bond covering all members of the board of directors of the Association and all other employees of the Association in an amount to be determined by the board of directors.
 - (11) Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments that the Association is required to secure or pay pursuant to the terms of this declaration or by law, or which shall be necessary or proper in the opinion of the board of directors of the Association for the operation of the common area, for the benefit of lot owners, or for the enforcement of these restrictions.

c. Annual assessment.

- (1) Until January of the year immediately following the date of this amendment the annual assessment shall be Two Hundred and No/100 Dollars (\$200.00) for each lot owner.
- (2) The annual assessment may be increased each year not more than ten percent (10%) above the assessments for the previous year without a majority vote of the members.
- (3) The board of directors of the association may fix the annual assessment at an amount in compliance with these provisions.
- d. Special assessments for capital improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement in the common area, including fixtures and personal property related to the common area. Any such assessment must be approved by a majority of all members.
- e. Notice and quorum for action authorized under this section. Written notice of any meeting called for the purpose of taking any action authorized by this section shall be sent to all members not less than ten (10) nor more than thirty (30) days, in advance of such meeting.

Book 267 Page 802







In the event the proposed action is favored by a majority of the votes cast at such meeting, but less than the requisite majority of members, members who were not present in person or by proxy may give their consent in writing within fifteen (15) days after the date of such meeting.

f. Uniform rate of assessment. Annual assessments must be fixed at a uniform rate for all lot owners. Special assessments must be fixed at a uniform rate for all lot owners.

- g. Commencement and collection of annual assessments. The annual assessments provided for in this declaration shall commence as to all lots on the first day of the month following the execution of this Declaration. The first annual assessment shall be adjusted according to the number of months remaining in the applicable calendar year. The board of directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of the due date for such assessment and shall fix the dates such amounts become due. Assessments are due on the first day of January each year. Notice of the annual assessments shall be sent to every owner subject to such assessment. The Association, on demand and for a reasonable charge, shall furnish a certificate signed by an officer of the association, setting forth whether the assessment against a specific lot has been paid, and, on or before January 31st of each year, shall cause to be recorded in the office of the Register of Deeds of Decatur County, a list of delinquent assessments as of that date.
- h. Effect of nonpayment of assessments; remedies of the association. Any assessment not paid within fifteen (15) days after the due date shall be deemed in default and shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the owner or owners personally obligated to pay such assessment or may foreclose the lien against the property. No owner or owners may waive or otherwise escape liability for the assessments provided for in this declaration by nonuse of the common area or abandonment of his or her or their lot. Non-payment of any assessment creates a lien on the lot.
- 41. Homeowners Association Fee. Upon the purchase from the Developer each lot owner shall pay a fee of one thousand (\$1,000.00) dollars payable to the Riverstone Estates Homeowners Association, Inc. Additionally, upon the subsequent sale of any lot the new purchaser shall pay a fec of one thousand (\$1,000.00) to Riverstone Estates Homcowners Association, Inc.

IN WITNESS WHEREOF, the Owners have caused this Declaration to be executed on the day and date first above written.

> RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC.

BY: Connie Ramsey, President

STATE OF TENNESSEE COUNTY OF Way NL

Personally appeared before me, the undersigned Notary Public in and for said State and County, CONNIE RAMSEY, with whom I am personally acquainted. and who, upon oath acknowledged herself to be President of RIVERSTONE ESTATES HOMEOWNERS ASSOCIATION, INC. the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes

in contained by signing the name of the company by herself as President.

Witness my hand and notarial scal, this the 15th day of July, 2011.

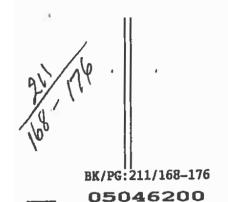
ommission Expires: 4

Book 267 Page 803

BK/PG: 267/801-8 11061606

Restrictive Covenants





PREPARED BY LESLIE W. CREASY, ATTORNEY AT LAW

409 Main Street, Savannah, Tennessee 38372

RC 9 PG BA: 5861 11/10/2005 09:23 AM 0.00 VALUE 0.00 MTG TAX 0.00 TRN TAX 45.00 REC FEE DP FEE

DECLARATION OF RESTRICTIVE COVENANTS

OF

RIVERSTONE ESTATES I – PHASE ONE (LOTS 54 THRU 58)

REG FEE 47.00 TOTAL_

STATE of TERRESSEE, DECATOR COUNTY DON DAVIS

David Ray, Leon Easley, Ike Calvert and GRW Development, LLC (the "Owners").

WITNESSETH:

WHEREAS, the Owners own certain real property (the "Property") located in Decatur County, Tennessee, said real property being more particularly described in Deed Book 167 Page 647, and Deed Book 170, page 572 and Deed Book 190, page 818, as recorded in the Register's Office of Decatur County, Tennessee and part of which is known by official plat designation as Riverstone Estates I Subdivision, Phase One pursuant to a plat recorded on March 21, 2005, in the Register's Office of Decatur County, Tennessee in Plat Cabinet 2, Page 18. Said plat is incorporated herein by reference as though it were copied herein in full; and

WHEREAS, the Owners intend to act as the Developer of the property and to subdivide the property into a residential subdivision (the "Subdivision") to be known as Riverstone Estates II; and

WHEREAS, it is for the interest, benefit and advantage of the Owners, the Developer and each and every person or entity that shall hereafter acquire any lot or any portion of any lot in the Subdivision, or any resubdivision thereof, (all such lots being collectively referred to as the "Lots" and individually referred to as a "Lot") that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Owners, the Developer and each and every subsequent owner of any of the Lots or portions of said Lots in the Subdivision, the Owners do hereby set up, establish, promulgate and declare the following protective covenants to apply to the Property and to all of said Lots and portions of said Lots, and to all persons owning any of said Lots or portions thereof, hereafter. These restrictive covenants shall become effective upon the recordation of this instrument and shall run with the land and be binding on all persons claiming under or through the Owners for a period of fifteen (15) years after the recordation of this instrument, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless it be agreed by a vote of sixty six percent (66%) of owners of Lots within the Riverstone Estates II Subdivision, with each such Lot to carry one (1) vote, to alter, amend or revoke the same, in whole or in part, in which latter event these restrictive covenants shall be altered, amended or revoked as determined and agreed upon by such vote.

- Homeowners Association. "Association" shall mean and refer to the Riverstone Estates Homeowner's Association, a Tennessee Non-Profit Corporation. Furthermore, said Association shall be for the benefit for all phases of the Riverstone Estates I and II Subdivision.
- 2. Phase Two. Phase One of Riverstone Estates I shall mean lots fifty-four (54) thru fiftyeight (58) as indicated on the recorded plat for Riverstone Estates II- Phase One.



3. Association membership and voting rights.

- a. The owner or owners of each lot shall be a single member of the Association; membership shall be appurtenant to and may not be separated from ownership of a lot. Ownership of multiple lots creates multiple memberships.
- b. The Association shall have one class of voting membership.
- c. Each member shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall constitute one member and the vote for such lot shall be exercised as the owners determine. All decisions of the Association, except as otherwise provided herein, shall be decided by a majority of the votes represented at any meeting at which a quorum is in attendance.
- d. Notwithstanding, the Developers shall be allowed to vote the number of memberships that equals the number of lots controlled by the Developers.
- e. The purpose of the Association is to carry out the terms of the declaration to adopt such rules and regulations as may be appropriate, to set and collect assessments, and to do and perform any and all other things, matters, or acts required by or permitted by the owners or the laws of the State of Tennessee which are necessary and desirable to carry out the purposes and intentions expressed herein.
- 4. Land Use and Building Type. Lots 54 thru 58 shall be used only for private, single family residential purposes unless specifically required for use by a public utility service for the Subdivision or by governmental authority. No business of any nature shall be conducted on Lots 54 thru 58. Each Lot shall contain no more than one residential dwelling. No building shall be erected, altered, placed or permitted to remain on any Lot for more than a one-family dwelling not to exceed two (2) stories in height.
- 5. Resubdivision. The recorded plan for the Subdivision shall show the location, dimension and boundaries of each Lot. Except for any revisions to the recorded plan or resubdivision by the Developer, no Lot may be resubdivided nor its boundaries changed without the consent of the Developer or of at least sixty-six percent (66%) of all Lot owners, each Lot to carry one (1) vote, and without the prior approval of the Planning Commission for Decatur County, Tennessee. Nothing in this provision shall prevent two or more lots to be joined together.
- 6. Architectural Control. No building, fence, wall, pool or other structure shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Developer as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. All additional landscaping including but not limited to trees and shrubs shall be approved by the Developer prior to planting and shall be located to avoid obstructing the river view of any other lots. Approval shall be provided as herein below set forth:
- (a) Duration. The Developers shall maintain architectural control for five (5) years from the date of the recordation of this Declaration or until the sale by the Developers of, and the completion of construction of a residential dwelling on, each and every lot in the subdivision, whichever shall later occur, at which time the Architectural Control Provisions contained in this section shall transfer to the Homeowner's Association. Notwithstanding the foregoing, the Developers and the transferees of the Developers, at any time, may relinquish his right and any attendant obligations on it, to exercise architectural control as provided herein by executing and recording in the Register's Office for Decatur County, Tennessee, a notice of such relinquishment, at which time the Architectural Control Provisions contained in this section shall transfer to the Homeowner's Association. The Developer shall deliver a copy of the recorded notice to the Homeowner's Association.
- (b) Procedure. The Developer's approval or disapproval as required in this Declaration shall be in writing. In the event the Developer fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted with a written request for such approval. approval will not be required and the related covenants shall be deemed to have been fully complied with.
- (c) Standards. For the purpose of assuring the maintenance of the Lots as a neighborhood of high standards, the Developer hereby adopts the following standards for architectural control: the Developer shall have the right to disapprove any plans submitted hereunder because of



failure to comply with any restrictions contained herein, failure to include any information required herein, objection to exterior design, objection to exterior colors, or such other matters which would render the proposed structure or use inconsistent or not in harmony with the structures located upon other Lots within the neighborhood. The Developer will have a minimum of four (4) pre-approved plans that will indicate the typical standards required by the Developer.

(d) No Liability. In no event may the Developer be held liable in any way to any Lot owner or other interested party by virtue of the Developer's approval, disapproval, or inaction regarding any architectural control decision.

(The provisions of this Section 6 are sometimes hereinafter referred to as the "Architectural Control Provisions.")

- 7. Dwelling Size. The minimum square footage of living area of any residence erected on lots 54 thru 58 shall be one thousand six hundred (1600) square feet, as measured from exterior walls; provided, however, that garages, carports, porches, basements, unheated areas and similar spaces shall be in addition to and not included in the above stated minimum square fect requirements. If a two or three story home is constructed the first floor shall contain a minimum of one thousand (1,000) square feet of living space.
- 8. Exterior Quality. The exterior walls of all buildings, exclusive of doors and windows. shall be of brick, stucco, man-made stone, natural stone or lapped hardy board construction. There shall be no exposed cinder or concrete block. Vinyl siding may be used for trim and gables in an amount not to exceed twenty-five (25%) percent of the building exterior. Wood can be used by using lapped siding and must be painted. Other types of siding may be used if approved by the homeowner's association. There shall be no log homes.
- 9. Exterior Color. All homes must be a natural color. No bright colors such as yellow, orange, purple, pea green, neon colors, etc. shall be permitted.
- 10. Roofs. All roofing materials shall utilize architectural shingles or clay tile. Metal roofs may be permitted with approval of the Developer.
- 11. Driveways. All driveways shall have a metal culvert installed at the expense of the lot owner. The culvert shall be installed at the proper elevation, size and length as determined by the Developer. All driveways shall be concrete or asphalt surfaces unless approved by the developer. Gravel or rock driveways shall not be allowed.
- 12. Building Location. Any building to be located on any Lot shall comply with the minimum building setback lines as follows: as indicated on the referenced plat, or as required by all applicable zoning laws and regulations. For the purposes of this covenant, eaves, steps and open porches shall be considered as a part of the building.
- 13. 100 Year Flood. All homes built below the 100 year flood must be built on sixteen (16) inch concrete sona tubes piers. All homes built on sona tube piers shall be enclosed under the sub-floor. The piers can be exposed. No homes may be constructed on wooden or steel piers. Homes may also be constructed on a block foundation or a solid concrete foundation. The exterior of the blocks or concrete shall have a stucco finish or be covered with the same materials used on the remainder of the home. The bottom of the sub-floor of all homes shall be a minimum of one (1) foot above the 100 year flood elevation.
- 14. Seasonal Flooding. All lot owners shall be responsible for the removal of all items subject to floatation during any periods of seasonal flooding and responsible for the removal of any items which may prevent free flowage prior to any period of seasonal flooding.
- 15. Steps, Rails and Decks. Construction of all wooden steps, handrails and decks shall require approval of the Developer prior to construction.
- 16. Electrical, Water and Sewer Services. At the expense of each lot owner all residences shall be connected to the sanitary sewers provided by the Developer and to the electrical and water service as required by the local utility. Each lot owners shall be responsible for the expense of all grinder pumps, tanks and sewer lines required for a connection to the sewer system. Sewer connections shall be approved by the inspectors and the Developer. Each lot owner will be required to pay for electrical, water and sewer service in accordance with the

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rates fixed by the electric utility, water utility or sanitary sewer company as per all federal, state or local regulations.

- 17. Diligence in Completing Construction. Upon the commencement of construction of any building or other structure, the same shall be pursued to completion with due diligence. In any event, construction must be completed within twelve (12) months from its commencement.
- 18. Maintenance of Construction Site. Builders shall maintain Lots and construction sites in a clean manner during construction, and trash and excess material shall be cleared at least once a week. All homes under construction shall have dumpster on site for the duration of the construction. All paper, debris and garbage on the lot shall be picked up daily during the duration of the construction. Mud or debris on the street caused by new construction must be cleaned with reasonable promptness by the contractor causing such to occur.
- 19. Dwellings, Temporary Structures, Garages, and Outbuildings, Etc. No trailer, tent, shack, barn, or any other outbuilding shall be moved onto any Lot, or used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No dwelling shall be moved onto any Lot. No structure of any kind except a dwelling house may be occupied as a residence, and the outside of any building so occupied must be completed before occupancy, including landscaping. No residence shall be built on any Lot unless it conforms to and is in harmony with the existing structures in the Subdivision. The exterior of all outbuildings and garages shall utilize the same material used on the exterior of the home. Notwithstanding the foregoing, temporary buildings may be used by the Developer as temporary sales or construction offices.
- 20. Swimming Pools and Bathhouses. Any swimming pool or bathhouse must be located to the rear or side of the residence or enclosed therein. All swimming pools shall be below ground and enclosed for safety by a wall or fence at least five (5) feet in height. The exterior walls of all bathhouses shall be similar construction of the home. All bathhouses and the construction thereof must conform to and be in harmony with the existing structures in the Subdivision and shall be subject to the Architectural Control Provisions contained herein, if such Provisions are still applicable. All fences and walls must be kept neat, maintained and structurally sound.
- 21. Antennac, Satellite Dishes, and Other Electronic Devices. No television or radio antenna, satellite dish, or other electronic device of a similar nature shall be placed on the roof of any building or on the front two-thirds (2/3) of any Lot, any such device to be restricted to the rear one-third (1/3) portion of the particular Lot. No such device may be more than ten (10) feet in height.
- 22. Underground Wiring and Pipes, Etc. All wiring, pipes and similar lines that are to be run from the street to any particular Lot for gas, water, sewer, telephone, cable TV, electric or any other utility service shall be underground.
- 23. Federal, State and Local Regulations. All lot owners shall comply with all T.V.A., F.E.M.A., federal, state and county regulations and guidelines.
- 24. Erosion Control. All lot owners shall maintain adequate erosion control measures to prevent erosion of soil into streams, creeks and waterways.
- 25. Garbage and Refuse Disposal; Utility Meters. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No raw sewage disposal shall be allowed on any lot unless the disposal is approved by the Decatur County Health Department. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No utility meters or trash receptacles shall be placed in front of any residence unless obscured from view from the street.
- 26. Gas Service. All gas service storage tanks shall be located behind the dwelling house on the particular lot. The tank shall have a screen wall of similar construction to the dwelling house erected around the tank. The wall shall extend a minimum of one foot above the highest elevation of the tank or associated piping and provide all required clearances around the tank.



- 27. Sign Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and eight (8) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended.
- 28. Nuisances. No noxious, offensive or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 29. Signs. No sign of any kind shall be displayed to the public view on any Lot except for one sign of five square feet or less advertising the property for sale or rent or signs of any size used by the Developer, or its designee, to advertise during the Developer's sales and construction period.
- 30. Livestock, Poultry and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept in reasonable numbers for the pleasure of the occupants, provided they are not kept, bred or maintained for any commercial purpose. All pets must be kept inside.
- 31. Clothes Lines. No clothes lines or other apparatus shall be constructed and/or utilized on any lot.
- 32. Firearms. The recreational use of firearms or other deadly weapons is prohibited.
- 33. Fires. Unattended fires are not permitted on any lot and are subject to the approval of Decatur County.
- 34. Inoperable vehicles and Recreational Equipment. No inoperable vehicles or recreational equipment including but not limited to boats, campers, RV's and jet skis shall be stored on any lot unless stored inside a garage or outbuilding.
- 35. Covenant with Respect to Maintenance of Lot and Improvements. Each owner shall keep his or her Lot and any structures thereon in good order and repair including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of any structures, all in a manner and with such frequency as is consistent with good property management. The association shall have the right at the expense of the lot owners to trim all trees to maintain the existing view on all lots and to cut all grass over eight (8) inches tall. The Lot shall be maintained in a neat and attractive condition both before and after the construction of any residence thereon. No debris or unsightly objects shall be moved onto or kept on any Lot; provided, however, that construction materials may be kept on any Lot during the period of construction thereon. No owner of any Lot shall modify any structure on his or her Lot by adding a room or rooms, changing the roof lines, adding decks, or making other material alterations in the exterior appearance of the structure without the express written approval of the Developer in accordance with the Architectural Control Provisions contained herein, if such Provisions are still applicable. Each owner, in acquiring title to his or her respective Lot, acknowledges that the decor, color scheme, design and construction of any structure thereon, and any reconstruction, modification or addition thereto, shall be selected and performed in such a manner as to be consistent and harmonious with other homes within the Subdivision and agrees to maintain his or her respective Lot and structure in such a manner as to maintain and perpetuate the visual harmony within the Subdivision.
- 36. Damage, Destruction or Maintenance. In the event of damage or destruction to any structure within the Subdivision, each respective Lot owner agrees as follows:
- (a) In the event of total destruction, the owner of the particular Lot shall promptly clear the Lot of debris and level the same in a neat and orderly condition until such time as the owner may decide to commence to rebuild and reconstruct the structure. Any such rebuilding and reconstruction shall be subject to approval by the Developer in accordance with the Architectural Control Provisions contained herein, if such Provisions are still applicable.
- (b) In the case of partial damage or destruction, the owner shall either demolish the structure and thereafter comply with the provisions of subsection (a) above, or the owner shall, as promptly as an insurance adjustment may be made, cause the damage or destruction to be



repaired and restored in a first-class condition, subject to approval by the Developer in accordance with the Architectural Control Provisions contained herein, if such Provisions are still applicable. In no event shall any damaged structure be left unrepaired and unrestored for in excess of sixty (60) days from the date of the insurance adjustment.

- 37. Easements. Each of the Lots of the Subdivision shall be subject to perpetual easements for installation and maintenance of utilities and drainage facilities as may be reserved or shown on the recorded Plat of the Subdivision or in subsequent recorded re-subdivisions thereof. The granting of these easements or right of access shall not prevent the use of the area by the owner for any permitted purposes; provided, however, that no structure of any kind shall be erected or maintained upon or over said easements, except structures necessary for public utilities. A right of pedestrian access by way of a driveway or open lawn area shall also be granted on each Lot, to the extent that such may be reasonably necessary, from the front Lot line to the rear Lot line to any utility company having an installation or repair in the easement. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or public utility company is responsible. The owner of any Lot burdened by a drainage easement shall be required to keep the easement open and clear for the flow of water and shall not dam or permit the easement to become clogged so as to prevent the free flow of water over and through said drainage easement.
- 38. Construction and Maintenance Easement. Each lot shall be subject to a perpetual easement for construction or maintenance to any structure on an adjacent lot.
- 39. Annexation of Additional Property. The Developer may annex into the subdivision additional property owned by the Developer or other developers. The annexed property may be used as commercial property, residential property or common area to the subdivision. All property owners in the annex areas shall be members of the Association. Such property shall be subject to the declaration of restrictive covenants as provided in the recorded plat of any annexed area as recorded in the Register's Office of Decatur County.
- 40. Enforcement. Any Lot owner or the Homeowners Association may enforce the covenants and restrictions contained herein by bringing an action or actions at law or in equity against any person, persons or entity violating or attempting to violate any such covenant or restriction, either to restrain violation or to recover damages therefore or both.

41. Assessments.

- a. Lien and personal obligation of assessments. Declarant covenants for each lot within the subdivision, and each owner of a lot is deemed to covenant by acceptance of such owner's deed for such lot, whether or not it shall be so expressed in the deed, to pay to the association (1) annual assessments and (2) special assessments for capital improvements. Such assessments will be established and collected as provided below in this instrument. The annual and special assessments, together with interest, costs, and reasonable attorney fees, shall be a charge on the land and a continuing lien on each lot against which such an assessment is made. Each such assessment, together with interest, costs, and reasonable attorney fees, shall also be the personal obligation of the person or persons who owned the lot at the time the assessment fell due, but such personal obligation shall not pass to the successors in title of such person or persons unless expressly assumed.
- b. Purpose of annual assessments. The annual assessments levied by the Association shall be used exclusively to promote the health, safety, welfare, and recreation of the residents in the subdivision, and for the improvement and maintenance of the common areas and of the homes situated within the subdivision. Annual assessments shall include, and the Association shall acquire and pay for out of the funds derived from annual assessments, the following:
 - (1) Maintenance and repair of the common area.
 - (2) Water, sewer, garbage, electrical lighting, telephone, gas, and other necessary utility service for the common area.
 - (3) Acquisition of furnishings and equipment for the common area as may be determined by the Association, including without limitation all equipment and furnishings for use of at any recreational facilities located in the common area.
 - (4) Maintenance and repair of storm drains, sanitary sewers, and private streets within the confines of the subdivision.



- (5) Fire insurance covering the full insurable replacement value of the common area, with extended coverage.
- (6) Liability insurance insuring the Association against any and all liability to the public, to any owner or owners, or the invitees or tenants of any owner or owners arising out of their occupation and/or use of the common area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the association.
- (7) Electrical service and or telephone service for the electronic gate systems.
- (8) Maintenance of the electronic gate system at the subdivision entrance.
- (9) Workers' compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the board of directors of the Association.
- A standard fidelity bond covering all members of the board of directors of the Association and all other employees of the Association in an amount to be determined by the board of directors.
- Any other materials, supplies, furniture, labor, services, maintenance, repairs, (11)structural alterations, insurance, taxes, or assessments that the Association is required to secure or pay pursuant to the terms of this declaration or by law, or which shall be necessary or proper in the opinion of the board of directors of the Association for the operation of the common area, for the benefit of lot owners, or for the enforcement of these restrictions.
- Maintaining all lawn and landscaping materials installed by developer. Each lot owner shall be responsible for maintaining all landscaping installed by the owner of lot.

Annual assessment.

- (1) Until January of the year immediately following the date of this amendment the annual assessment shall be One Thousand and No/100 Dollars (\$1,000.00) for each lot owner.
- (2) The annual assessment may be increased each year not more than ten percent (10%) above the assessments for the previous year without a majority vote of the members.
- (3) The board of directors of the association may fix the annual assessment at an amount in compliance with these provisions.
- d. Special assessments for capital improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement in the common area, including fixtures and personal property related to the common area. Any such assessment must be approved by a majority of all members.
- e. Notice and quorum for action authorized under this section. Written notice of any meeting called for the purpose of taking any action authorized by this section shall be sent to all members not less than ten (10) nor more than thirty (30) days, in advance of such meeting. In the event the proposed action is favored by a majority of the votes cast at such meeting, but less than the requisite majority of members, members who were not present in person or by proxy may give their consent in writing within fifteen (15) days after the date of such meeting.
- f. Uniform rate of assessment. Annual assessments must be fixed at a uniform rate for all lot owners. Special assessments must be fixed at a uniform rate for all lot owners.
- g. Commencement and collection of annual assessments. The annual assessments provided for in this declaration shall commence as to all lots on the first day of the month following the execution of this Declaration. The first annual assessment shall be adjusted according to the number of months remaining in the applicable calendar year. The board of directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of the due date for such assessment and shall fix the dates such amounts become duc. Assessments are due on the first day of January each year. Notice of the annual assessments shall be sent to every owner subject to such assessment. The Association, on

Restrictive Covenants



demand and for a reasonable charge, shall furnish a certificate signed by an officer of the association, setting forth whether the assessment against a specific lot has been paid, and, on or before January 31st of each year, shall cause to be recorded in the office of the Register of Deeds of Decatur County, a list of delinquent assessments as of that date.

h. Effect of nonpayment of assessments; remedies of the association. Any assessment not paid within fifteen (15) days after the due date shall be deemed in default and shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the owner or owners personally obligated to pay such assessment or may foreclose the lien against the property. No owner or owners may waive or otherwise escape liability for the assessments provided for in this declaration by nonuse of the common area or abandonment of his or her or their lot. Non-payment of any assessment creates a lien on the lot.

- 42. Homeowners Association Fee. Upon the purchase from the Developer each lot owner shall pay a one time fee of one thousand (\$1,000.00) dollars payable to the Homeowner's Association.
- 43. Severability. Invalidation of any of these covenants or restrictions, or any portion of any such covenant or restriction, by judgment or court order shall in no way affect any of the other provisions, or any portion thereof, which shall remain in full force and effect. To this end the provisions of this Declaration are declared to be severable.
- 44. Amendment. Anything contained herein to the contrary notwithstanding, the Owners reserve the right for the Owners, or the Developer, its successors and assigns, if the property has been conveyed to it by the Owners, to modify, release or amend all the covenants and restrictions contained herein until such time as Developer has sold all of the Lots; and thereafter these Declarations may be modified and amended by the vote of at least sixty-six percent (66%) of the owners of all Lots then subject to this Declaration, each such Lot to carry one vote. Any such modification must be in writing and filed for record in the Register's Office for Decatur County, Tennessee.
- 45. No Reverter. No restriction or provision herein is intended to be or shall be construed as a condition subsequent or as creating any possibility of a reverter.

IN WITNESS WHEREOF, the Owners have caused this Declaration to be executed on the day and date first above written.

BY: faund fay David Ray

BY: Leon Easley

GRW Development, LLC

Jeff Wilker, Chief Manager

BY: Color

By: Jeff/Wilges Attorney in fact for

/ Ikg/Calvert



STATE OF TENNESSEE **COUNTY OF HARDIN**

Personally appeared before me, the undersigned Notary Public in and for said State and County, David Ray and Leon Easley with whom I am personally acquainted, and who, upon oath acknowledged they have executed the foregoing instrument for the purposes therein contained.

the 7 M day of Nevember , 2005.

My Commission Expires: 12(2/2/2

STATE OF TENNESSEE COUNTY OF HARDIN

Personally appeared before me, the undersigned Notary Public in and for said State and County, Jeff Wilkes, with whom I am personally acquainted, and who, upon oath acknowledged himself to be Chief Manager of GRW Development LLC, the within names bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manger.

Witness my hand and notarial seal, at Savannah, Tennessee, this the 74 day of N. renfred, 2005.

My Commission Expires: 12/2/07

NOTARY

STATE OF TENNESSEE **COUNTY OF HARDIN**

Personally appeared before me, the undersigned, a notary public of said State and County, the within named Jeff Wilkes, with whom I am personally acquainted, the person who executed the within instrument in behalf of Ike Calvert, the within named bargainor, and he acknowledged that he executed the same as the free act and deed of this said Ike Calvert, under the authority of General Power of Attorney of record in Record Book (90, Page 821, Register's Office of Drag County, Tennessee.

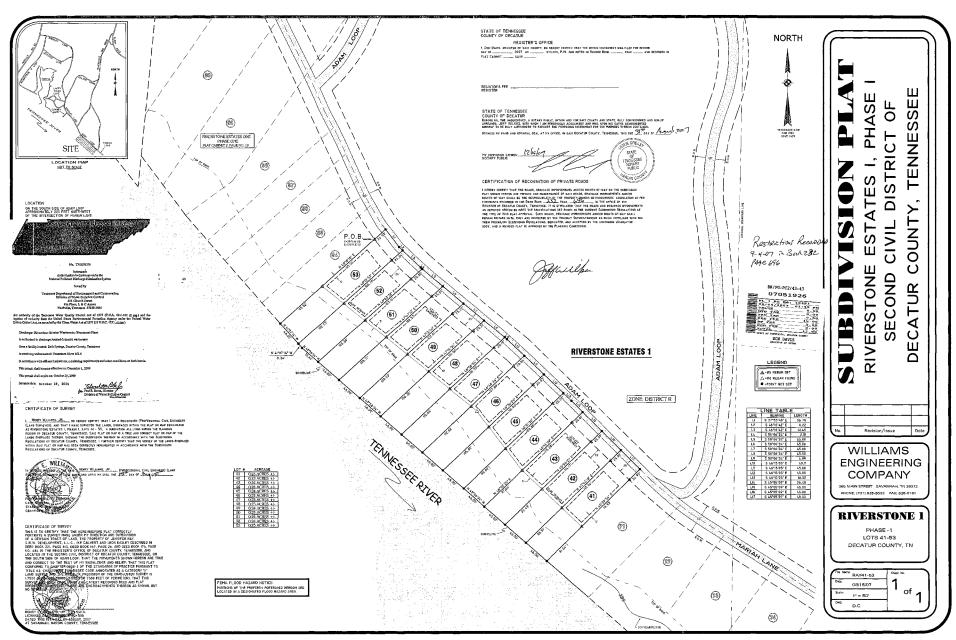
Witness my hand and notarial seal, at Sacramon , Tennessee, this the 7th day of Novemby, 2005.

NOTARY PUBLIC

My Commission Expires: (2(2/0)

Riverstone Plat



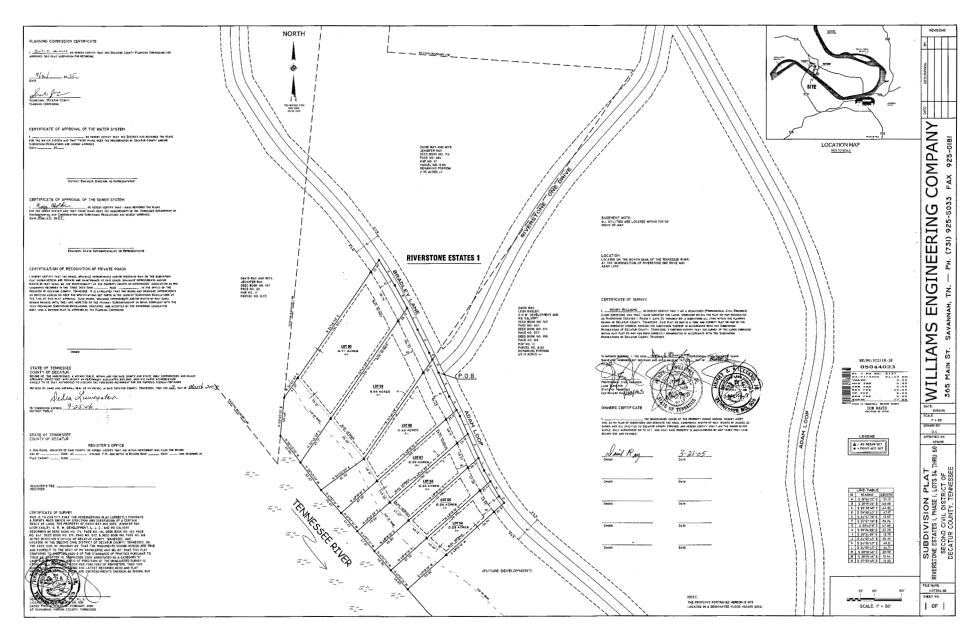






Riverstone Estates I Plat Lots #54-#60







Tax Information





LOCATION	
Property Address	Bradley Ln TN
Subdivision	The Cabins At Riverstone
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	
Improvement Type	
Square Feet	
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	111J C 006.00
Special Int	000
Alternate Parcel ID	
Land Map	111J
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 07/10/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/31/2014	\$80,000	Tull Properties LLC	Riverstone Marina Inc %Riverstone Dev Inc	Quit Claim Deed	3	299/232
TAX ASSES	SMENT					

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$30,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improvement	ents		
Total Tax Appraisal	\$30,000	Total Assessment	\$7,500		
		Exempt Amount			
		Exempt Reason			

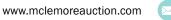
TA	XES
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IAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$168.75	\$168.75
2018		\$149.25	\$149.25
2017		\$149.25	\$149.25
2016		\$149.25	\$149.25
2015		\$149.25	\$149.25
2014		\$149.25	\$149.25

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Tax Information



Property Report for BRADLEY LN, cont.

MORTGAGI	E HISTORY					
No mortgages	were found for this	parcel.				
PROPERTY	CHARACTER	RISTICS: BUIL	.DING			
No Buildings v	vere found for this p	oarcel.				
PROPERTY	CHARACTER	ISTICS: EXTF	RA FEATURES			
No extra featur	es were found for t	his parcel.				
PROPERTY	CHARACTER	ISTICS: LOT				
Land Use				Lot Dimensions		
Block/Lot		/138		Lot Square Feet	43,560	
Latitude/Lon	gitude	35.415279	9°/-88.046566°	Acreage	1	
PROPERTY	CHARACTER	ISTICS: UTIL	ITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	e	Public		Topography	Rolling	
Water Source	•			District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code	!			Special School District 2		
Owner Type						
LEGAL DES	SCRIPTION					
Subdivision		The Cabin	s At Riverstone	Plat Book/Page	2/69	
Block/Lot		/138		District/Ward	02	
Description						
FEMA FLO	OD ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff Date
Х	Minimal		Area of minimal flood above the 500-year flo	hazard, usually depicted on FIRMs as od level.	47039C0250E	04/19/2010











LOCATION	
Property Address	Bradley Ln TN
Subdivision	The Cabins At Riverstone
County	Decatur County, TN
PROPERTY SUMMARY	,
Property Type	Residential
Land Use	
Improvement Type	
Square Feet	
GENERAL PARCEL INF	FORMATION
Parcel ID/Tax ID	111J C 007.00
Special Int	000
Alternate Parcel ID	
Land Map	111J
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 07/10/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/31/2014	\$80,000	Tull Properties LLC	Riverstone Marina Inc %Riverstone Dev Inc	Quit Claim Deed	3	299/232

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$30,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improveme	nts		
Total Tax Appraisal	\$30,000	Total Assessment	\$7,500		
		Exempt Amount			
		Exempt Reason			

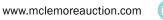
TAXES

IANLO			
Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$168.75	\$168.75
2018		\$149.25	\$149.25
2017		\$149.25	\$149.25
2016		\$149.25	\$149.25
2015		\$149.25	\$149.25
2014		\$149.25	\$149.25

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Tax Information



Property Report for BRADLEY LN, cont.

MORTGAGE	E HISTORY			·		
No mortgages	were found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUILI	DING			
No Buildings w	ere found for this p	arcel.				
PROPERTY	'CHARACTER	ISTICS: EXTR	A FEATURES			
No extra featur	es were found for the	nis parcel.				
PROPERTY	' CHARACTER	ISTICS: LOT				
Land Use				Lot Dimensions		
Block/Lot		/137		Lot Square Feet	43,560	
Latitude/Lon	gitude	35.415336°	?/-88.046723°	Acreage	1	
PROPERTY	'CHARACTER	ISTICS: UTILI	ΓΙΕS/AREA			
Gas Source				Road Type	Gravel	
Electric Source	e	Public		Topography	Rolling	
Water Source	•			District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		The Cabins	At Riverstone	Plat Book/Page	2/69	
Block/Lot		/137		District/Ward	02	
Description						
FEMA FLO	OD ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood I above the 500-year floor	hazard, usually depicted on FIRMs as od level.	47039C0250E	04/19/2010



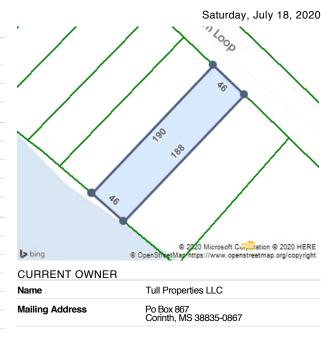








LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	•
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	FORMATION
Parcel ID/Tax ID	111O C 043.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 07/10/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray	,		25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818

TAX ASSESSMENT

Amount	Assessment	Amount	Jurisdiction	Rate
2019	Assessment Year	2019		
\$100,000	Assessed Land		Decatur	2.25
	Assessed Improvemen	its		
\$100,000	Total Assessment	\$25,000		
	Exempt Amount			
	Exempt Reason			
	2019 \$100,000	2019 Assessment Year \$100,000 Assessed Land Assessed Improvement \$100,000 Total Assessment Exempt Amount	2019 Assessment Year 2019 \$100,000 Assessed Land Assessed Improvements \$100,000 Total Assessment \$25,000 Exempt Amount	2019 Assessment Year 2019 \$100,000 Assessed Land Decatur Assessed Improvements \$100,000 Total Assessment \$25,000 Exempt Amount

TAXES

Table of Contents

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50





Tax Information



Property Report for ADAM LOOP, cont.

						porty report	IOI ADAIVI LOOP, COII
2017			\$497	.50		\$497.50	
2016			\$497	.50		\$497.50	
2015			\$497	.50		\$497.50	
2014			\$497	.50		\$497.50	
MORTGAGE	HISTORY						
Date	Loan Amount	Borr	rower	Lender	Вос	ok/Page or Docu	ment#
11/27/2013	\$538,925	Tull	Properties LLC	Peoples E	Bank 289/ 1300	/747 67385	
PROPERTY	CHARACTER	ISTICS: BUILE	DING				
No Buildings we	ere found for this p	arcel.					
PROPERTY	CHARACTERI	STICS: EXTR	A FEATURES				
No extra feature	s were found for th	nis parcel.					
PROPERTY	CHARACTERI	STICS: LOT					
Land Use	se Household Units			Lot D	imensions		
Block/Lot		/43		Lot Se	quare Feet		
Latitude/Long	itude	35.406718	°/-88.043038°	Acrea	ge		
PROPERTY	CHARACTERI	STICS: UTILIT	ΓIES/AREA				
Gas Source				Road Type		G	iravel
Electric Source	•	Public		Topograph	ny	R	tolling
Water Source				District Tre	end	Si	table
Sewer Source				Special Sc	hool District 1		
Zoning Code				Special Sc	hool District 2		
Owner Type							
LEGAL DESC	CRIPTION						
Subdivision		Riverstone I	Estates 1 Ph 1	Plat Book	/Page	2	2/43
Block/Lot		/43		District/V	Vard	(02
Description							
FEMA FLOO	D ZONES						
Zone Code	Flood Risk	BFE	Description			FIRM Panel I	FIRM Panel Ef D Date
X	Minimal		Area of minimal flo above the 500-year	ood hazard, usually d r flood level.	epicted on FIRMs	as 47039C0250E	04/19/2010
AE	High		flood event determ Elevations (BFEs)	undation by the 1-pe ined by detailed meth are shown. Mandato nents and floodplain i	nods. Base Flood bry flood insurance		04/19/2010

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LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	111O C 044.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 07/10/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray			25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818
TAX ASSESS	SMENT					

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improvement	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			

TAXES					
Tax Year City Taxes		County Taxes	Total Taxes		
2019		\$562.50	\$562.50		
2018		\$497.50	\$497.50		







Tax Information



Property Report for ADAM LOOP, cont.

2017			\$497.5	50	\$497.50	
2016			\$497.5	50	\$497.50	
2015			\$497.5	50	\$497.50	
2014			\$497.5	50	\$497.50	
MORTGAGE	HISTORY					
No mortgages v	vere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUIL	_DING			
No Buildings we	ere found for this p	arcel.				
PROPERTY	CHARACTERI	STICS: EXTI	RA FEATURES			
No extra feature	s were found for the	nis parcel.				
PROPERTY	CHARACTER	STICS: LOT				
Land Use		Househo	old Units	Lot Dimensions		
Block/Lot		/44		Lot Square Feet		
Latitude/Long	itude	35.40680	00°/-88.043152°	Acreage		
PROPERTY	CHARACTER	STICS: UTIL	ITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	•	Public		Topography	Rolling	
Water Source				District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		Riverstone	e Estates 1 Ph 1	Plat Book/Page	2/43	
Block/Lot		/44		District/Ward	02	
Description						
FEMA FLOO	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
Х	Minimal		Area of minimal floo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Elevations (BFEs) a	indation by the 1-percent-annual-chance ned by detailed methods. Base Flood are shown. Mandatory flood insurance ents and floodplain management	47039C0250E	04/19/2010











LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INFO	ORMATION
Parcel ID/Tax ID	111O C 046.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 07/10/2020

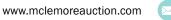
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray			25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818
TAX ASSES	SSMENT					

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improveme	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50







Tax Information



Property Report for ADAM LOOP, cont.

2017			\$497.5	50	\$497.50	
2016			\$497.5	50	\$497.50	
2015			\$497.5	50	\$497.50	
2014			\$497.5	50	\$497.50	
MORTGAGE	HISTORY					
No mortgages v	vere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUI	LDING			
No Buildings we	ere found for this p	arcel.				
PROPERTY	CHARACTERI	STICS: EXT	RA FEATURES			
No extra feature	s were found for th	nis parcel.				
PROPERTY	CHARACTER	STICS: LOT				
Land Use		Househo	old Units	Lot Dimensions		
Block/Lot		/46		Lot Square Feet		
Latitude/Long	itude	35.40696	65°/-88.043380°	Acreage		
PROPERTY	CHARACTER	STICS: UTIL	ITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	•	Public		Topography	Rolling	
Water Source				District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		Riverston	e Estates 1 Ph 1	Plat Book/Page	2/43	
Block/Lot		/46		District/Ward	02	
Description						
FEMA FLOO	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal floo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Elevations (BFEs) a	Indation by the 1-percent-annual-chance ned by detailed methods. Base Flood are shown. Mandatory flood insurance ents and floodplain management	47039C0250E	04/19/2010

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LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	111O C 047.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrumer	nt No. Parcels	Book/Page Or Document#	
7/11/2013		Tull Properties LLC			12	287/728	
3/30/2010		Riverstone Developme	ent Inc		37	257/330	
4/1/2008		Grw Development LLC Ray	Grw Development LLC Etal % Jennifer 2 Ray				
2/20/2004		Grw Development LLC Ray	C Etal % Jennifer	48	190/818		
TAX ASSES	SMENT						
Appraisal		Amount	Assessment	Amount	Jurisdiction	Rate	
Appraisal Yea	r	2019	Assessment Year	2019			
Appraised La	nd	\$100,000	Assessed Land		Decatur	2.25	

Арргаізаі	Amount	Assessment	Amount	durisalction	nate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvement	s	Assessed Improvement	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			
TAXES					

IAXES				
Tax Year	City Taxes	County Taxes	Total Taxes	
2019		\$562.50	\$562.50	
2018		\$497.50	\$497.50	

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Property Report for ADAM LOOP, cont.

					<u>- 13</u>	рренцу Керон	. IOI 7 (D7 (IVI	LOOP, COII
2017			\$497	7.50		\$497.50		
2016			\$497	7.50		\$497.50		
2015			\$497	7.50		\$497.50		
2014			\$497	7.50		\$497.50		
MORTGAGE	HISTORY							
Date	Loan Amount	Borrowe	er		Lender	Book/Page or [Document#	
09/08/2011	\$115,000	Riversto	ne Development Inc		Russell Kurt	269/329 11062062		
PROPERTY	CHARACTER	ISTICS: BUILD	DING					
No Buildings we	ere found for this p	arcel.						
PROPERTY	CHARACTERI	ISTICS: EXTRA	A FEATURES					
No extra feature	s were found for th	nis parcel.						
PROPERTY	CHARACTER	ISTICS: LOT						
Land Use		Household	Units		Lot Dimensions			
Block/Lot		/47			Lot Square Feet			
Latitude/Long	itude	35.407047°	?/-88.043498°		Acreage			
PROPERTY	CHARACTER	ISTICS: UTILIT	IES/AREA					
Gas Source					Road Type		Gravel	
Electric Source	•	Public			Topography		Rolling	
Water Source					District Trend	;	Stable	
Sewer Source					Special School District 1			
Zoning Code					Special School District 2			
Owner Type								
LEGAL DES	CRIPTION							
Subdivision		Riverstone E	Estates 1 Ph 1		Plat Book/Page		2/43	
Block/Lot		/47			District/Ward		02	
Description								
FEMA FLOO	D ZONES							
Zone Code	Flood Risk	BFE	Description			FIRM Panel	ID E	IRM Panel Ef
Χ	Minimal		Area of minimal flo above the 500-year	ood ha ar flood	azard, usually depicted on FIRMs I level.	as 47039C0250	E 0	4/19/2010
AE	High		Elevations (BFEs)) are s	ion by the 1-percent-annual-chan by detailed methods. Base Flood hown. Mandatory flood insurance and floodplain management	ce 47039C0250	E 0	4/19/2010











LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	111O C 048.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013		Tull Properties LLC			12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal %Jennife Ray	r		25	240/804
2/20/2004		Grw Development LLC Etal			48	190/818

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improveme	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			
		Exempt ricuson			

TAVEC

Table of Contents

IAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50
2017		\$497.50	\$497.50









Property Report for ADAM LOOP, cont.

2016			\$497	7 50		\$497.50	
2015			\$497			\$497.50	
2014			\$497			\$497.50	
MORTGAGE	HISTORY						
	ere found for this	parcel.					
PROPERTY	CHARACTERI	STICS: BLIILE	NNG				
	re found for this pa		, iii d				
PROPERTY	CHARACTERIS	STICS: EXTR	A FEATURES				
	s were found for th		TT EMI ONEO				
PROPERTY	CHARACTERI	STICS: LOT					
Land Use	OTT (TO TET II)	Household	l Units		Lot Dimensions		
Block/Lot		/48			Lot Square Feet		
Latitude/Longi	tude	35.4071219	°/-88.043626°		Acreage		
PROPERTY	CHARACTERI	STICS: LITILIT	TIES/AREA		-		
Gas Source	OTT ATT TO TET AT	01100. 011 <u>E</u> 11	TEOMITER		Road Type	Grav	vel
Electric Source		Public			Topography	Rolli	ing
Water Source					District Trend	Stab	le
Sewer Source					Special School District 1		
Zoning Code					Special School District 2		
Owner Type							
LEGAL DESC	CRIPTION						
Subdivision		Riverstone B	Estates 1 Ph 1		Plat Book/Page	2/4	3
Block/Lot		/48			District/Ward	02	
Description							
FEMA FLOO	D ZONES						
Zone Code	Flood Risk	BFE	Description			FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		•	ood h	azard, usually depicted on FIRMs as d level.		04/19/2010
AE	High		Areas subject to in flood event determ Elevations (BFEs) purchase requirer standards apply.	nunda nined l) are s nents	tion by the 1-percent-annual-chance by detailed methods. Base Flood shown. Mandatory flood insurance and floodplain management	47039C0250E	04/19/2010











LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INFO	ORMATION
Parcel ID/Tax ID	111O C 049.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



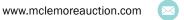
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray			25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818
TAX ASSES	SSMENT					

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improvement	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50









Property Report for ADAM LOOP, cont.

2017			\$497.50)	\$497.50		
2016			\$497.50)	\$497.50		
2015			\$497.50)	\$497.50		
2014			\$497.50)	\$497.50		
MORTGAGE	HISTORY						
No mortgages v	vere found for this	parcel.					
PROPERTY	CHARACTER	ISTICS: BUI	LDING				
No Buildings we	ere found for this p	arcel.					
PROPERTY	CHARACTERI	STICS: EXT	RA FEATURES				
No extra feature	s were found for the	nis parcel.					
PROPERTY	CHARACTER	STICS: LOT					
Land Use		Househo	old Units	Lot Dimensions			
Block/Lot		/49		Lot Square Feet			
Latitude/Long	itude	35.40720	09°/-88.043741°	Acreage			
PROPERTY	CHARACTER	STICS: UTIL	ITIES/AREA				
Gas Source				Road Type	Gravel		
Electric Source	•	Public		Topography	Topography Rolling		
Water Source				District Trend	Stable		
Sewer Source				Special School District 1			
Zoning Code				Special School District 2			
Owner Type							
LEGAL DES	CRIPTION						
Subdivision		Riverston	e Estates 1 Ph 1	Plat Book/Page	2/43		
Block/Lot		/49		District/Ward	02		
Description							
FEMA FLOO	D ZONES						
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date	
Х	Minimal		Area of minimal flood above the 500-year fl	d hazard, usually depicted on FIRMs as ood level.	47039C0250E	04/19/2010	
AE	High		Elevations (BFEs) ar	dation by the 1-percent-annual-chance ed by detailed methods. Base Flood e shown. Mandatory flood insurance nts and floodplain management	47039C0250E	04/19/2010	

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LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INFO	ORMATION
Parcel ID/Tax ID	111O C 050.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray			25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818
TAV AQQEQ	CMENT					

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improveme	nts		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			
TAXES					

1	٩X	E

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50









Property Report for ADAM LOOP, cont.

2017			\$497.			\$497.50	
2016			\$497.			\$497.50	
2015			\$497.			\$497.50	
2014			\$497.	7.50		\$497.50	
MORTGAGE							
No mortgages v	vere found for this	parcel.					
PROPERTY	CHARACTER	STICS: BUIL	DING				
No Buildings we	ere found for this p	arcel.					
PROPERTY	CHARACTERI	STICS: EXTF	A FEATURES				
No extra feature	s were found for th	is parcel.					
PROPERTY	CHARACTERI	STICS: LOT					
Land Use		Househol	d Units		Lot Dimensions		
Block/Lot		/50			Lot Square Feet		
Latitude/Long	itude	35.407290	0°/-88.043866°		Acreage		
PROPERTY	CHARACTERI	STICS: UTILI	TIES/AREA				
Gas Source					Road Type	Grave	el
Electric Source	•	Public			Topography	Rollin	ng
Water Source					District Trend	Stabl	е
Sewer Source					Special School District 1		
Zoning Code					Special School District 2		
Owner Type							
LEGAL DESC	CRIPTION						
Subdivision		Riverstone	Estates 1 Ph 1		Plat Book/Page	2/43	
Block/Lot		/50			District/Ward	02	
Description							
FEMA FLOO	D ZONES						
Zone Code	Flood Risk	BFE	Description			FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flo above the 500-yea	ood haz ar flood le	ard, usually depicted on FIRMs as evel.	47039C0250E	04/19/2010
AE	High		Elevations (BFEs)	are sho	on by the 1-percent-annual-chance detailed methods. Base Flood own. Mandatory flood insurance nd floodplain management	47039C0250E	04/19/2010









LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	111O C 051.00
Special Int	000
Alternate Parcel ID	
Land Map	114C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray			25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray			48	190/818
TAY 400E0	CONTENT					

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$100,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improvement	ents		
Total Tax Appraisal	\$100,000	Total Assessment	\$25,000		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$562.50	\$562.50
2018		\$497.50	\$497.50









Property Report for ADAM LOOP, cont.

2017			\$497.5	50	\$497.50	
2016			\$497.5	50	\$497.50	
2015			\$497.5	50	\$497.50	
2014			\$497.5	50	\$497.50	
MORTGAGE	HISTORY					
No mortgages v	vere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUIL	_DING			
No Buildings we	ere found for this p	arcel.				
PROPERTY	CHARACTERI	STICS: EXT	RA FEATURES			
No extra feature	s were found for th	nis parcel.				
PROPERTY	CHARACTER	ISTICS: LOT				
Land Use		Househo	old Units	Lot Dimensions		
Block/Lot		/51		Lot Square Feet		
Latitude/Long	itude	35.40737	7°/-88.043988°	Acreage		
PROPERTY	CHARACTER	ISTICS: UTIL	ITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	•	Public		Topography	Rolling	
Water Source				District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		Riverstone	e Estates 1 Ph 1	Plat Book/Page	2/43	
Block/Lot		/51		District/Ward	02	
Description						
FEMA FLOO	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal floo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Elevations (BFEs) a	Indation by the 1-percent-annual-chance ned by detailed methods. Base Flood are shown. Mandatory flood insurance ents and floodplain management	47039C0250E	04/19/2010

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LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INFO	ORMATION
Parcel ID/Tax ID	111O C 052.00
Special Int	000
Alternate Parcel ID	
Land Map	110C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrume	ent No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC	Riverstone I	Development Inc	12	287/728
3/30/2010		Riverstone Developme	ent Inc		37	257/330
4/1/2008		Grw Development LLC Ray	C Etal % Jennifer		25	240/804
2/20/2004		Grw Development LLC Ray	C Etal % Jennifer		48	190/818
TAX ASSESS	SMENT					
Appraisal		Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year		2019	Assessment Year	2019		
Appraised Lan	ıd	\$100,000	Assessed Land		Decatur	2.25
Appraised Imp	provements		Assessed Improvem	ents		
Total Tax Appr	aisal	\$100,000	Total Assessment	\$25,000		

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TAXES					
Tax Year	City Taxes	County Taxes	Total Taxes		
2019		\$562.50	\$562.50		
2018		\$497.50	\$497.50		

Exempt Amount Exempt Reason









Property Report for ADAM LOOP, cont.

2017			\$497.	50	\$497.50	
2016			\$497.	50	\$497.50	
2015			\$497.	50	\$497.50	
2014			\$497.	50	\$497.50	
MORTGAGE	HISTORY					
No mortgages w	ere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BU	ILDING			
No Buildings we	re found for this p	arcel.				
PROPERTY	CHARACTERI	STICS: EXT	RA FEATURES			
No extra feature	s were found for th	nis parcel.				
PROPERTY	CHARACTER	ISTICS: LOT	Г			
Land Use		Househ	nold Units	Lot Dimensions		
Block/Lot		/52		Lot Square Feet		
Latitude/Longi	tude	35.4074	159°/-88.044118°	Acreage		
PROPERTY	CHARACTER	ISTICS: UTI	LITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source		Public		Topography	Rolling	
Water Source				District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DESC	CRIPTION					
Subdivision		Riverstor	ne Estates 1 Ph 1	Plat Book/Page	2/43	
Block/Lot		/52		District/Ward	02	
Description						
FEMA FLOO	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Areas subject to iniflood event determine Elevations (BFEs) purchase requirem standards apply.	undation by the 1-percent-annual-chance ned by detailed methods. Base Flood are shown. Mandatory flood insurance ents and floodplain management	47039C0250E	04/19/2010

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LOCATION	
Property Address	Adam Loop TN
Subdivision	Riverstone Estates 1 Ph 1
County	Decatur County, TN
PROPERTY SUMMARY	,
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INF	FORMATION
Parcel ID/Tax ID	111O C 053.00
Special Int	000
Alternate Parcel ID	
Land Map	110C
District/Ward	02
2010 Census Trct/Blk	9551.02/1
Assessor Roll Year	2019



Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010		Riverstone Development Inc			37	257/330
4/1/2008		Grw Development LLC Etal % Jennifer Ray	•		25	240/804
2/20/2004		Grw Development LLC Etal % Jennifer Ray	•		48	190/818

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$25,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improvemen	nts		
Total Tax Appraisal	\$25,000	Total Assessment	\$6,250		
		Exempt Amount			
		Exempt Reason			

TAXES

Table of Contents

Tax Year	City Taxes	County Taxes Total Taxes	
2019		\$140.63	\$140.63
2018		\$124.38	\$124.38









Property Report for ADAM LOOP, cont.

2017			\$124.3	8	\$124.38	
2016			\$124.3	8	\$124.38	
2015			\$124.3	8	\$124.38	
2014			\$497.5	0	\$497.50	
MORTGAGE	HISTORY					
No mortgages v	vere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUIL	_DING			
No Buildings we	ere found for this p	arcel.				
PROPERTY	CHARACTERI	STICS: EXTE	RA FEATURES			
No extra feature	s were found for the	nis parcel.				
PROPERTY	CHARACTER	STICS: LOT				
Land Use		Househol	ld Units	Lot Dimensions	SEWA	AGE STATION
Block/Lot		/53		Lot Square Feet		
Latitude/Long	itude	35.407557	7°/-88.044225°	Acreage		
PROPERTY	CHARACTER	STICS: UTIL	ITIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	•	Public		Topography	Rolling	l
Water Source				District Trend	Stable	
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		Riverstone	e Estates 1 Ph 1	Plat Book/Page	2/43	
Block/Lot		/53		District/Ward	02	
Description						
FEMA FLOO	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
Х	Minimal		Area of minimal floo above the 500-year	d hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Elevations (BFEs) a	ndation by the 1-percent-annual-chance led by detailed methods. Base Flood re shown. Mandatory flood insurance ints and floodplain management	47039C0250E	04/19/2010











LOCATION				
Property Address	Adam Loop TN			
Subdivision	Riverstone Estates I Ph I			
County	Decatur County, TN			
PROPERTY SUMMARY				
Property Type	Residential			
Land Use	Household Units			
Improvement Type				
Square Feet				
GENERAL PARCEL INF	ORMATION			
Parcel ID/Tax ID 1110 C 054.00				
Special Int	000			
Alternate Parcel ID				
Land Map	1110			
District/Ward	02			
2010 Census Trct/Blk	9551.02/1			



Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/11/2013	\$600,000	Tull Properties LLC		Warranty Deed	12	287/728
3/30/2010					37	257/330
9/13/2002		Ray David Etux Jennifer			26	174/484
9/13/2002		Ray David Elux Jeriniler			20	174/404

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$25,000	Assessed Land		Decatur	2.25
Appraised Improvements		Assessed Improveme	ents		
Total Tax Appraisal	\$25,000	Total Assessment	\$6,250		
		Exempt Amount			
		Exempt Reason			

TAXES

Table of Contents

Tax Year	City Taxes	County Taxes	Total Taxes
2019		\$140.63	\$140.63
2018		\$124.38	\$124.38
2017		\$124.38	\$124.38
2016		\$124.38	\$124.38







Property Report for ADAM LOOP, cont.

2015			\$124.3	38	\$124.38	
2014			\$621.8	38	\$621.88	
MORTGAGE	HISTORY					
No mortgages v	vere found for this	parcel.				
PROPERTY	CHARACTER	ISTICS: BUIL	DING			
No Buildings we	ere found for this p	arcel.				
PROPERTY	CHARACTER	ISTICS: EXTR	A FEATURES			
No extra feature	es were found for the	his parcel.				
PROPERTY	CHARACTER	ISTICS: LOT				
Land Use		Household	d Units	Lot Dimensions	SEWAG	E STATION
Block/Lot		/54		Lot Square Feet	Lot Square Feet	
Latitude/Long	itude	35.407660	°/-88.044318°	Acreage		
PROPERTY	CHARACTER	ISTICS: UTILI	TIES/AREA			
Gas Source				Road Type	Gravel	
Electric Source	e	Public		Topography	Rolling	
Water Source			District Trend	Stable		
Sewer Source				Special School District 1		
Zoning Code				Special School District 2		
Owner Type						
LEGAL DES	CRIPTION					
Subdivision		Riverstone	Estates I Ph I	Plat Book/Page	2/18	
Block/Lot		/54		District/Ward	02	
Description						
FEMA FLOC	D ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff Date
X	Minimal		Area of minimal floo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47039C0250E	04/19/2010
AE	High		Areas subject to inundation by the 1-percent-annual-chance 47039C0250 flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.			04/19/2010

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