BILL GARRETT, Davidson County
Trans:T20140039535 DEEDWARR
Recvd: 06/05/14 09:30 2 pgs
Fees:13.00 Taxes:1502.20

20140605-0048800

ADDRESS NEW OWNERS and SEND TAX BILLS:

JOE JENKINS
1835 Hudson Road
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 63 - 254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **ALAN K. GOUGE and wife, MINDY LEE GOUGE,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **JOE JENKINS,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being described according to an unrecorded survey by Tommy E. Walker, RLS, P.O. Box 495, Ridgetop, TN 37152, License No. 1465, dated November 28, 1999, as follows:

Beginning at an iron pin, said pin being located on the easterly margin of Hudson Road, said point being the southwesterly corner of property being owned by Bette Jo Reding and William Manning, Deed Book 11489, Page 361, Register's Office for Davidson County, Tennessee, and the most northwesterly corner of this tract, SAID POINT OF BEGINNING; thence leaving the easterly margin of Hudson Road N 87 degrees 10' 00" E, 561.10 feet to an iron pin; thence S 87 degrees 26' 00" E, 971.00 feet to an iron pin; thence S 01 degrees 15' 49" West, 159.37 feet to an iron pin; thence N 87 degrees 15' 00" W 1469.74 feet to an iron pin located on the easterly margin of Hudson Road; thence with the easterly margin of Hudson Road N 29 degrees 23' 00" W, 120.00 feet to the POINT OF BEGINNING. Containing 5.102 acres, more or less.

Being the same property conveyed to Alan K. Gouge and wife, Mindy Lee Gouge, from Kelly Pettijohn and wife, Melodie Pettijohn, by deed recorded May 3, 2004 in Instrument No. 20040503-0049861, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1835 Hudson Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 2 day of June, 2014.

ALAN K. GOUGE

MINDY LEE GOUGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ALAN K. GOUGE and wife, MINDY LEE GOUGE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $406,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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