BILL GARRETT, Davidson County
Trans:T20160002795 DEEDWARR
Recvd: 01/12/16 10:15 3 pgs
Fees:18.00 Taxes:366.74
20160112-0003104

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Jonathan W. Lawhorn 10200 Timber Ridge Dr. Ashland, VA 23005	Same	Part of Map 48 Part of Parcel 59

FOR AND IN CONSIDERATION of Ninety-Nine Thousand One Hundred Twenty Dollars ($99,120.00) and other good and valuable consideration, **JANICE VESTER,** by these presents do hereby quitclaim and convey unto **JONATHAN W. LAWHORN,** and his heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEGINNING on a ½" pipe (found) being the northwestern corner of the Fernando Salcido property as well as being the northeastern corner of this described parcel; thence going with the said Salcido property S 02 deg. 41' 18" E 711.07 feet to a point; thence leaving Salcido and going with Scott Lynch N 85 deg. 29' 43" W 213.89 feet to a 24" red oak; thence S 51 deg. 09' 42" W 496.89 feet to a 24" red oak; thence N 75 deg. 21' 33" W 1022.95 feet to a point; thence leaving Lynch and going with Donald Freeman and Robert Ladd S 78 deg. 11' 18" W 253.75 feet to a point in the center of an old haul road; thence S 65 deg. 59' 18" W 363.27 feet to a 20" white oak; thence N 02 deg. 02' 50" E 151.63 feet to a point in a marked line, thence N 24 deg. 07' 44" W 508.24 feet to an iron pin (found); thence going with Leroy McCool N 50 deg. 22' 42" E 81.83 feet to a ½" pipe; thence leaving McCool and going with the former James Vester property S 83 deg. 16' 38" E 856.50 feet to a 8" poplar; thence S 67 deg. 44' 50" E 22.12 feet to an iron pin; thence N 83 deg. 28' 39" E 34.66 feet to a 30" forked maple; thence N 81 deg. 50' 35" E 168.05 feet to a 18" poplar; thence N 80 deg. 38' 04" E 146.02 feet to a point in the drain; thence N 87 deg. 54' 25" E 108.53 feet to a 12" hickory; thence N 78 deg. 44' 37" E 116.35 feet to a point in the creek; thence N 86 deg. 39' 36" E 67.15 feet to a 22" maple; thence S 82 deg. 56' 38" E 72.56 feet to a 10" maple; thence N 84 deg. 55' 53" E 219.85 feet to the intersection of a creed an old road bed; thence N 66 deg. 18' 16" E 204.12 feet to a sycamore; thence N 63 deg. 54' 40" E 58.31 feet to an iron pin; thence N 52 deg. 06' 14" E 304.57 feet to the beginning, being calculated

28.29 acres using a portion of a survey by Christopher M. Vick R.L.S. #2164 on 6 April 2010.

NOTE: The following is a description of the center of a 30" ingress/egress and/or public/private easement to be used by the grantee as well as right reserved to be used by the grantor:

Beginning at a point in the center of a gravel driveway being located N 38 deg. 58' 24" W 4.71 feet from a ½" pipe (set) being the point of beginning of the above described parcel, thence generally following the meanders of the existing drive S 46 deg. 13' 40" W 18.30 feet; thence S 21 deg. 00' 38" W 23.40 feet; thence S 07 deg. 09' 31" E 84.94 feet; thence S 34 deg. 25' 41" E 95.29 feet; thence S 05 deg. 10' 24" E 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement S 45 deg. 39' 36" W 467.03 feet; thence S 52 deg. 06' 14" W 147.47 feet; thence S 37 deg. 53' 46" E 15.00 feet; thence continuing with the meanders of the 30" easement; thence S 37 deg. 53' 46" E 6.18 feet; thence S 40 deg. 07' 57" W 77.02 feet; thence S 47 deg. 25' 57" W 55.21 feet; thence S 55 deg. 38" 03' W 108.94 feet; thence S 64 deg. 06' 02" W 62.95 feet; thence S 84 deg. 01' 35" W 130.23 feet; thence N 76 deg. 25' 14" W 46.91 feet; thence S 84 deg. 55' 53" W 173.81 feet; thence N 82 deg. 56' 38" W 72.33 feet; thence S 86 deg. 39' 36" W 69.55 feet; thence S 78 deg. 44' 37" W 116.18 feet; thence S 87 deg. 54' 25" W 108.28 feet; thence S 80 deg. 38' 04" W 146.82 feet; thence S 81 deg. 50' 35" W 170.85 feet; thence S 57 deg. 59' 25" W 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

BEING part of the same property conveyed to Janice Vester by Quit Claim Deed from the Executrix of the Estate of James H. Vester, Sr. of record in Instrument No:20130115-0004785, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Vester Road, Whites Creek, TN 37189.

This conveyance is subject to an Ingress/Egress ROW easement and a 10 foot easement to the overflow of a spring as stated in Deed Book 7822, Page 191, Register's Office for Davidson County, Tennessee, as applies to subject property. This conveyance is subject to any and all easements and minimum building setback lines of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 11th day of January, 2016.

Janice Vester

JANICE VESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **JANICE VESTER**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of January, 2016.

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC

My Commission Expires: 1/8/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 99,120.00.

Janice Vester
AFFIANT

Sworn to and subscribed before me this 11 day of Jan, 2016.

NOTARY PUBLIC

My Commission Expires: 1/8/19

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019