(1)

BILL GARRETT, Davidson County
Trans:T20160055362 DEEDWARR
Recvd: 06/29/16 10:07 2 pgs
Fees:13.00 Taxes:296.00
20160629-0066245

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan Wayne Lawhorn	Jonathan Wayne Lawhorn	48-303 Tract 1 48-305 Tract 2 048 00 0 305.00
(NAME)	(NAME)	
0 Vester Road, 11.00 Acres	10220 Timber Ridge Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Ashland, VA 23005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160940

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John L. Sonnack and wife, Chen Chen Sonnack**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Wayne Lawhorn**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

TRACT 1:

Certain real property situated in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a 1/2" pipe (set) being the northeastern corner of this described parcel as well as being located S 27°47'51" W 990.78 feet from a power pole; thence going with the remainder of the James Vester and Joan McKenna property generally following the meanders of a drain S 63°54'40" W 58.31 feet to a sycamore; thence S 66°18'16" W 204.12 feet to a point at the intersection of the drain and a 30' easement; thence continuing with the same S 84°55'53" W 219.85 feet to a 10" maple; thence N 82°56'38" W 72.56 feet to a 22" maple in the edge of the drain; thence S 86°39'36"W 67.15 feet to a point in the center of the drain; thence S 78°44'37" W 116.35 feet to a 12" hackberry; thence S 87°54'25" W 108.53 feet to a point in the drain; thence S 80°38'04" W 146.02 feet to a 18" poplar; thence S 81°50'35" W 168.05 feet to a 30" forked maple; thence S 83°28'39" W 34.66 feet to a point at the intersection of the drain and a 30' easement; thence N 67°44'50" W 22.12 feet to a 8" poplar; thence leaving the drain and continuing with Vester N 21°02'19" W 263.39 feet to a ½" pipe (set); thence N 24°33'11" W 208.53 feet to a 1/2" pipe (set); thence leaving the Vester property and going with the John M. Vick property generally following the ridge line N 83°46'11" E 1146.10 feet to a 1/2' pipe (set) on the southern edge of an old log road; thence leaving the Vick property and going with the aforementioned James Vester and Joan McKenna property S 47°38'18" W 265.00 feet to a 1/2" pipe (set); thence S 65°52'36" E 463.38 feet to the beginning being 11.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

Being the same property conveyed to John L. Sonnack and wife, Chen Chen by Warranty Deed from James H. Vester, Sr. and wife, Joan Vester, dated January 27, 2009 and filed of record in Instrument No. 20090211-0012153, Register's Office for Davidson County, Tennessee. Chen Chen and Chen Chen Sonnack are one in the same person.

Subject to Easement or Right-of-Way for Access to Property of record in Instrument No. 20071114-0133640, as modified and dedicated in Instrument No. 20090211-0012152, Register's Office for said County.

TRACT 2:

Certain real property situated in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an 8" poplar being the southeastern corner of this described parcel as well as being the southern corner of the John Sonnack and Chen Chen property; thence going with the remainder of the James Vester and Joan McKenna property North 83° 16' 38" West, 856.50 feet to a 1/2" pipe (set); thence leaving the Vester and McKenna property and going with the Leroy McCool property North 50° 22' 42" East, 473.54 feet to a PK Nail (found) at a 60" red oak; thence leaving the McCool property and going with the John Vick property North 83° 46' 11" East, 306.47 feet to a 1/2" pipe (set); thence leaving the Vick property and going with the John Sonnack and Chen Chen property South 24° 33' 11" East, 208.53 feet to a 1/2" pipe (set); thence South 21° 02' 19" East, 263.39 feet to the beginning being 5.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on April 6, 2010.

30' INGRESS/EGRESS EASEMENT

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 North 38° 58' 24" West, 4.71 feet from a 1/2" pipe (set) being the point of beginning of the above described parcel; thence generally following the meanders of the existing drive South 46° 13' 40" West 18.30 feet; thence South 21° 00' 38" West, 23.40 feet; thence South 07° 09' 31" East 84.94 feet; thence South 34° 25' 41" East, 95.29 feet; thence South 05° 10' 24" East, 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement South 45° 39' 36" West, 467.03 feet; thence South 52° 06' 14" West, 147.47 feet; thence South 37° 53' 46" East, 15.00 feet; thence continuing with the meanders of the 30' easement; thence South 37° 53' 46" East, 6.18 feet; thence South 40° 07' 57" West, 77.02 feet thence South 47° 25' 57" West, 55.21 feet; thence South 55° 38' 03" West, 108.94 feet; thence South 64° 06' 02" West, 62.95 feet; thence South 84° 01' 35" West, 130.23 feet; thence North 76° 25' 14" West, 46.91 feet; thence South 84° 55' 53" West, 173.81 feet; thence North 82° 56' 38" West, 72.33 feet; thence South 86° 39' 36" West, 69.55 feet; thence South 78° 44' 37" West, 116.18 feet; thence South 87° 54' 25" West, 108.28 feet; thence South 80° 38' 04" West, 146.82 feet; thence South 81° 50' 35" West, 170.85 feet; thence South 57° 59' 25" West, 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on January 20, 2009.

Being the same property conveyed to John L. Sonnack and wife, Chen Chen by Warranty Deed from James H. Vester, Sr. and wife, Joan Vester, dated April 27, 2010 and filed of record in Instrument No. 20100428-0032425, Register's Office for Davidson County, Tennessee. Chen Chen and Chen Chen Sonnack are one in the same person.

Subject to 30' Ingress/Egress Easement Rights Reserved of record in Instrument No. 20100428-0032425, Register's Office for said County.

Subject to Easements of record in Book 7822, Page 191, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 0 Vester Road, 11.00 Acres, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☒

This is improved ☐ property, known as 0 Vester Road, 5.0 Acres, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of June, 2016

John L. Sonnack

Chen Chen Sonnack

STATE OF MN
County OF Ramsey

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John L. Sonnack and wife, Chen Chen Sonnack, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of June, 2016.

Notary Public
My Commission Expires: January 31, 2018

LINDA A BROWN
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2018