BILL GARRETT, Davidson County
Trans:T20160065748 DEEDWARR
Recvd: 08/01/16 10:15 2 pgs
Fees:13.00 Taxes:906.50
20160801-0078868

State of Tennessee
County of ~~Montgomery~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Ct, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JOSEPH VIDO & SHELBY VIDO	New Owner	P/O 014-00-0/003.00
(NAME) 7373 HARPER ROAD	(NAME)	
(ADDRESS) JOELTON, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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 ACKNOWLEGED, WE, **OWN HOME, LLC**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH VIDO AND SHELBY VIDO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A Tract of land located on Harper Road in Davidson County, Tennessee, being Parcel I.D. - 01400000300 on Davidson County GIS mapping belonging to Own Home, LLC as shown in Deed Book - 20151214 - 0125087 of the Registers Office of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old), 25 ft. from and perpendicular to the centerline in the west margin of Harper Rd., located 5582 ft. ± south, along said centerline, from the centerline intersection of Harper Rd. and Baxter Rd. said Iron Rod being the southeast corner of Parcel I.D.-01400000200 belonging to Zenis Childress as shown in Deed - 20151203 0121809 and proceeding;

1) With the west margin of said road, S 18°39'58" W - 115.93 ft. to an Iron Rod (new), being the northeast corner of Parcel I.D. - 01400012100 belonging to Own Home, LLC as shown in Deed Book - 20151214 0125087, thence;

2) With the north line of Own Home, N 84°25'21" W - 616.31 ft. to a Stone in the east line of Parcel 01400013300 belonging to Myra & James S. Chambliss as shown in Deed Book - 20021001 0119095, a row of Pine Trees generally along this line, thence;

3) With east line of Chambliss, N 05°51'40" E - 115.41 ft. to an Iron Rod (old) located between two fence lines running east from this point, thence;

4) With the south line of Childress, S 84°11'59" E - 641.99 ft. to the Point of Beginning containing 1.649 Acres (71,843 Sq. Ft.) more or less according to a survey by Marvin T. Wright, R.L.S. # 2094 of Tennessee.

This being a portion of the same property conveyed to Own Home, LLC by Warranty Deed from Bettie Pemberton, dated December 4, 2015 and recorded in Instrument No. 20151214-0125087, Register's office for Davidson County, Tennessee.

This is improved property more commonly known as 7373 Harper Rd, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees 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 for current taxes, and restrictions and easements of record.

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

Witness our hands this 27th day of July, 2016.

OWN HOME, LLC

BY: _____
APRIL SEAY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared APRIL SEAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent (or other officer authorized to execute the instrument) of OWN HOME, LLC, the within named bargainor, a limited liability company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing her name as authorized agent for OWN HOME, LLC.

DONE at offices in Clarksville, Tennessee, on this the 27th day of July, 2016.

_____
NOTARY PUBLIC
My commission expires: 01/24/17

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★
STATE OF TENNESSEE NOTARY PUBLIC