THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001220

Bill Garrett Davidson County
Batch# 4929 DEEDWARR
09/26/2017 11:50:36 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20170926-0098444

Grantee:
Vincin Howard and Barbara Howard
4489 Jackson Road
Whites Creek, TN 37189

Send Tax Bills To:
BB&T
301 College Street
Greenville, SC 29601

Map & Parcel No.:
03200011000

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of September, 2017, by and between **Jack R. Link, married**, party of the first part, and **Vincin Howard and Barbara Howard, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($280,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING A PARCEL OF LAND IN THE 3RD COUNCIL DISTRICT OF WHITES CREEK, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE CHESTER T. HUMPHREY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200611080138944-R.O.D.C., TN. BOUNDED ON THE EAST BY THE MAU T. & ALBERTA R. LY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200410070121251-R.O.D.C., TN. AND THE OWEN EDMONDS GRAY PROPERTY AS OF RECORD IN DEED BOOK 8283, PAGE 756-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE JASON W. & LINDSAY BAGGETT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410030092003-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF JACKSON ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF JACKSON ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE CHESTER T. HUMPHREY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200611080138944-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE CHESTER T. HUMPHREY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200611080138944-R.O.D.C., TN. NORTH 85 DEGREES 06 MINUTES 31 SECONDS EAST 601.28 FEET TO A POINT IN A DRAINAGE DITCH;

THENCE, CONTINUING GENERALLY WITH THE FOREMENTIONED DITCH, NORTH 35 DEGREES 42 MINUTES 49 SECONDS EAST 155.56 FEET;

THENCE, NORTH 29 DEGREES 15 MINUTES 49 SECONDS EAST 183.00 FEET;

THENCE, NORTH 14 DEGREES 48 MINUTES 49 SECONDS EAST 130.00 FEET;

THENCE, NORTH 38 DEGREES 04 MINUTES 49 SECONDS EAST 110.00 FEET;

THENCE, NORTH 42 DEGREES 24 MINUTES 49 SECONDS EAST 82.00 FEET;

THENCE, NORTH 88 DEGREES 19 MINUTES 49 SECONDS EAST 95.00 FEET;

THENCE, SOUTH 76 DEGREES 38 MINUTES 11 SECONDS EAST 50.00 FEET;

THENCE, NORTH 71 DEGREES 54 MINUTES 49 SECONDS EAST 66.66 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE MAU T. & ALBERTA R. LY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200410070121251-R.O.D.C.,TN SOUTH 15 DEGREES 00 MINUTES 56 SECONDS WEST 55.08 FEET TO A CROSS TIE;

THENCE, SOUTH 10 DEGREES 26 MINUTES 43 SECONDS WEST 103.86 FEET TO A CROSS TIE;

THENCE, SOUTH 09 DEGREES 34 MINUTES 19 SECONDS WEST 211.12 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE OWEN EDMONDS GRAY PROPERTY AS OF RECORD IN DEED BOOK 8283, PAGE 756-R.O.D.C., TN. SOUTH 10 DEGREES 15 MINUTES 47 SECONDS WEST 361.80 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE JASON W. & LINDSAY BAGGETT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410030092003-R.O.D.C., TN. NORTH 87 DEGREES 20 MINUTES 11 SECONDS WEST 1005.70 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF JACKSON ROAD;

THENCE, WITH THE EASTERLY MARGIN OF JACKSON ROAD, NORTH 06 DEGREES 05 MINUTES 18 SECONDS WEST 51.15 FEET TO THE POINT OF BEGINNING.

CONTAINING, 293,377 sq. ft. or 6.73 Acres, more or less.

As shown by survey of Southern Precision Land Surveying, Inc. P.O. Box 220, Pegram, Tn. 37143-0220, Brian A. McCain R.L.S., Tn. Lic. No. 2256, dated September 7, 2017, bearing project # 17-1072.

Intending to be the same property conveyed from Jimmy E. Vaughn and wife, Barbara J. Vaughn, to Jack R. Link and Robert C. Link, as joint tenants with right of survivorship, by Warranty Deed dated August 22, 2005, of record in Instrument Number 20050823-0100574, in the Register's Office of Davidson County, Tennessee.

See also Correction Deed from Jimmy E. Vaughn and wife, Barbara J. Vaughn to Jack R. Link, of record in Instrument No. 20170926-0098443 **, in the Register's office of Davidson County, Tennessee, to correct the legal description contained in Instrument No. 20050823-0100574.**

By execution hereof, grantor makes oath and affidavit that Robert C. Link died on or about July 16, 2011, leaving Jack R. Link as sole surviving joint tenant in the property.

BY EXECUTION HEREOF, GRANTOR HEREIN MAKES OATH AND AFFIDAVIT THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL PLACE OF RESIDENCE FOR HIMSELF, HIS SPOUSE, OR ANY OF HIS DEPENDENTS.

TOGETHER WITH AND SUBJECT to Joint Driveway Agreement of record in Instrument No. 20050218-0018722, and in Book 8282, Page 467, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jack R. Link

Jack R. Link

STATE OF TENNESSEE, COUNTY OF Davidson

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

WITNESS my hand and official seal at office, this 22nd day of September, 2017

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$280,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of September, 2017.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
4489 Jackson Road
Whites Creek, TN 37189