Bill Garrett Davidson County
Batch# 83606 DEEDWARR
04/23/2018 10:09:57 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20180423-0037851

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

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 ACKNOWLEDGED, WE, **DUANE O HANSON and SUZANNE L HANSON, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEZEKIAH BARGE JR and DAWN M BARGE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

TRACT 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS, DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AND BEING SHOWN AS TRACT 23 AND 23-A, ON SAID SURVEY AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 1864.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE NORTH 82 50' WEST, A DISTANCE OF 1596.4 FEET TO A POINT; THENCE NORTH 2 15' EAST 2457.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 87 30' EAST 656.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 3 30' WEST ALONG AN OLD FENCE LINE 2350.0 FEET TO A POINT; THENCE SOUTH 85 35' EAST 965.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD 190.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.2 ACRES, MORE OR LESS.

THERE IS INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE 1.01 ACRES HERETOFORE CONVEYED TO THE STATE OF TENNESSEE, OF RECORD IN BOOK 4566, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AS FOLLOWS:

BEGINNING AT A POINT 1724.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE N 83° 25' W, A DISTANCE OF 920.0 FEET TO A POINT; THENCE N 2° 00' W, A DISTANCE OF 140.0 FEET TO A POINT; THENCE S 82° 50' E, A DISTANCE OF 980.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS

ROAD; THENCE ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD IN A SOUTHERLY DIRECTION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DUANE O HANSON AND SUZANNE L. HANSON BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20180410-0033618, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 7177 and 7171 DOUGLAS 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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of April, 2018.

Duane O Hanson
DUANE O HANSON

Suzanne L. Hanson
SUZANNE L HANSON

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DUANE O HANSON and SUZANNE L HANSON**, 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.

DONE at offices in Clarksville, TN, on this the 18th day of April, 2018.

NOTARY PUBLIC
My commission expires: 1/12/21

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

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 555,000.00 .

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2018.

NOTARY PUBLIC
My commission expires: 1/12/21

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

Address New Owner(s) as follows:
HEZEKIAH BARGE JR
DAWN M BARGE
7177 DOUGLAS RD
JOELTON, TN 37080

Send Tax Bills To:
New Owners

Map and Parcel Number(s): 014 00 0 092.00 & 014 00 0 093.00