WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 9th day of May, 2018

AEWalston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan Wayne Lawhorn	Jonathan Wayne Lawhorn	48-229
(NAME)	(NAME)	
0 Vester Rd.	P.O. Box 219	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181035

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, Anna T Salcido , 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. :

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a plat drawn by Wm. Robert Vick as follows:

Beginning in the center of Vester Road at a corner of the 79.2 acre tract conveyed to Henry M. Vester to Louis V. Vick and husband, John M. Vick, by deed of record in Book 4335, page 112, Register's Office for said County; thence South 46 deg. 31' East 73 feet to a point; thence South 9 deg. 12' East 368.10 feet to a point, being the point of beginning; thence South 26 deg. 37' East 245.8 feet to a point; thence South 39 deg. 25' East 618.50 feet to a point; thence South 27 deg. 20' West 110 feet to a point; thence North 86 deg. West 841.50 feet to a point; thence North 6 deg. 43' West 746.00 feet to a point; thence North 41 deg. 38' East 475 feet to a point, to the beginning, containing 15.7 acres, more or less.

Being the same property conveyed to Fernando N. Salcido and/or Anna T. Salcido, husband and wife by deed from Mary Alice Salcido, unmarried, dated November 22, 1994, of record in Book 9527, page 968, Register's Office for Davidson County, Tennessee. Said Fernando N. Salcido having since died on May 26, 2015.

Unimproved ☒

This is improved ☐ property, known as 0 Vester Rd., 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.

Bill Garrett Davidson County
Batch# 91402 **DEEDWARR**
05/14/2018 10:13:42 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20180514-0045735

Witness my hand this 10th day of May, 2018

Anna T Salcido

Anna T Salcido

STATE OF ARIZONA)
County OF COCHISE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna T Salcido, 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 10th of May, 2018.

Misha Antemann

Notary Public
My Commission Expires: 06/21/2021

OFFICIAL SEAL
MISHA ANTEMANN
Notary Public-State of Arizona
COCHISE COUNTY
MY COMM# 528952
EXPIRES: JUNE 21, 2021