NEW OWNER:

Joseph VanHook
Kaitlyn VanHook
1115 McKennie Avenue
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

FILE NO: 18-0436

083-01-0-283.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 124217 **DEEDWARR**
08/02/2018 03:44:46 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20180802-0076061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars** (**$339,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JACIE M. MARTIN AND HUSBAND CHELSEY PATRICK MARTIN**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH VANHOOK AND KAITLYN VANHOOK, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoit's Plan of the Douglas Property of record in Plat Book 421, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacie M. Martin and husband, Chelsey Patrick Martin by Quitclaim deed from Jacie B. Pruitt nka Jacie M. Martin, married of record in Instrument No. 20090706-0062745 Register's Office for Davidson County, Tennessee, dated June 24, 2009 and recorded on July 6, 2009.

Being also known as 1115 McKennie Avenue Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31 day of **July, 2018**.

JACIE M. MARTIN

CHELSEY PATRICK MARTIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JACIE M. MARTIN AND CHELSEY PATRICK MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31 day of **July, 2018**.

NOTARY PUBLIC

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-26-21

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The actual consideration or value, whichever is greater, for this transfer is $ **339,900.00** .

AFFIANT

Sworn to and subscribed to before me this 31ST day of **July, 2018**.

NOTARY PUBLIC

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My commission expires: