191

WARRANTY DEED

Bill Garrett Davidson County
Batch# 127957 **DEEDWARR**
08/13/2018 09:53:39 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180813-0079487

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$325,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF August, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-25-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 011
Trent J David	Navy Federal Credit Union, ISAOA	GROUP 00 0
109 Freeman Hollow Ct	5505 Heritage Oaks Drive	PARCEL 152.00
Goodlettsville, Tennessee 37072	Pensacola, Florida 32526	

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,

Charlie B Lawrence and Rebecca Schauer-Lawrence, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Trent J David and Ashley V David, husband and wife

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:

BEGINNING AT A POINT IN THE NORTH MARGIN OF FREEMAN HOLLOW COURT, SAID POINT BEING THE MOST WESTERLY CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003, PAGE 960 R.O.D.C., TN.; THENCE WITH SAID MARGIN S54°46'08"E 66. 71' TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C., TN.; THENCE WITH A COMMON LINE TO SAID AYERS PROPERTY N23°23'52E 125.52' TO A FENCE POST; THENCE N40°30'47"E 154.231 TO A FENCE POST; THENCE, N22°30'43"E 121.09' TO A POWER POLE; THENCE, N15°37'34"E 145.38' TO A FENCE POST; THENCE, N19°11'44"E 64.15' TO A POWER POLE IN THE NEW LINE COMMON TO THE JACKIE W. TATIJM PROPERTY; THENCE, WITH SAID NEW LINE FOR THE NEXT 5 CALLS N55° 25'41"E 113.53' TO A FENCE POST; THENCE, N75°00'52"E 81.56' TO A POWER POLE; THENCE, N88°46'24"E 94.23' TO A FENCE POST; THENCE, S81°55'21"E 103.38' TO A POWER POLE; THENCE, S83°44'00"E 204.27' TO A IRON ROD, SAID ROD BEING THE SOUTHWESTERLY CORNER OF THE JOSEPH R. STEWART PROPERTY AS EVIDENCE!D IN DEED BOOK 7583, PAGE 361 R.O.D.C., TN; THENCE, S85°25'07"E 652.70' TO A POINT IN THE WEST LINE OF THE JOSEPH E. SHAFFER PROPERTY AS EVIDENCED IN DEED BOOK 8313, PAGE 51 R.O.D.C.,TN.; THENCE, WITH SAID LINE S01°34'27"W 244.92' TO A POINT, SAID POINT BEING THE MOST NORTH CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C, TN.; THENCE, WTTH A COMMON LINE TO SAID AYERS PROPERTY S66°02'50W 305.82' TO A POINT, SAID POINT BEING THE MOST EAST CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003 PAGE 960 R.O.D.C, TN.; THENCE WITH A COMMON UNE TO SAID AYERS PROPERTY N72°19'25"'W 818.88' TO A POINT: THENCE, S47°44'06W 474.24' TO A POINT, THENCE S06°19'10"W 66.09' TO THE POINT OF BEGINNING CONTAINING 8.83 ACRES MORE OR LESS.

Being the same property conveyed to Charlie B Lawrence and wife, Rebecca Schauer- Lawrence, by quitclaim deed from Charlie B Lawrence and wife, Rebecca Schauer, now known as Rebecca Schauer- Lawrence,, of record in Instrument No 20021119-0143173, Register's Office for said County, dated November 8, 2002, and Recorded on November 19, 2002

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **109 Freeman Hollow Ct, Goodlettsville, Tennessee 37072.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 8th day of August, 2018.

Charlie B Lawrence

Rebecca Schauer-Lawrence

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Charlie B Lawrence and wife, Rebecca Schauer-Lawrence, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027