This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Bill Garrett Davidson County
Batch# 128489 DEEDWARR
08/14/2018 08:49:04 AM 2 pgs
Fees: $13.00 Taxes: $652.31
20180814-0079976

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, **DONNA HADLOCK**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA HADLOCK, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Property located at 1894 Union Hill Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 10.00 on Davidson County Property Map 17 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated May 25, 2018 and known as Job No. 18039, as follows:

Tract 2:

BEGINNING at an iron pin set in the northerly right-of-way of Union Hill Road at the Southwest corner of the herein-described tract. Said pin being the Southeast corner of the Deborah Love Armour property (Map 16 Parcel 85) of record in D.B. 10875, Pg. 979, R.O.D.C., TN. Said beginning pin also being located approximately 2,690 feet in a southwesterly direction from the intersection of Greer Road. Thence, from said POINT OF BEGINNING, leaving the northerly right-of-way of Union Hill Road, along the easterly line of Armour, N 00°47'27" W – 1713.51' to an existing iron pin at a fence corner. Said pin being Northwest corner of the herein-described tract and the Northeast corner of Armour and being in the southerly line of the Tennessee District Council of the Assemblies of God, Inc. property (Map 17 Parcel 18) of record in D.B. 5410, Pg. 395, R.O.D.C., TN. Thence, leaving the line of Armour, with the southerly line of the Tennessee District Council of the Assemblies of God, Inc., S 87°47'37" E – 88.00' to a new iron pin set at the Northeast corner of the herein-described tract and the Northwest corner of Tract 1 of this same survey. Thence, leaving the line of the Tennessee District Council of the Assemblies of God, Inc., with a new line severing the Donna Hadlock property of which this is a part, and with the westerly line of Tract 1, S 03°43'27" E – 924.65' to an iron pin set;
Thence S 00°23'01" E – 324.72' to an iron pin set; Thence S 13°33'46" E – 507.26' to an iron pin set in the northerly right-of-way of Union Hill Road at the Southeast corner of the herein-described tract and the Southwest corner of Tract 1. Thence, along the northerly right-of-way of Union Hill Road, 25 feet from the center, with a curve left having a radius of 325.00', a chord bearing and distance of S 69°22'11" W – 187.47' and an arc length along said curve of 190.17' to a point; Thence S 52°36'22" W – 53.00' to the POINT OF BEGINNING, containing 5.07 acres.

Being a portion of the same property conveyed to Donna Hadlock by deed of record in Deed Book 20180329-0029378, R.O.D.C., TN.

This is improved property, known as 1894 UNION HILL ROAD, GOODLETTSVILLE, TN 37072.

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 10th day of August, 2018.

Donna Hadlock

DONNA HADLOCK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, DONNA HADLOCK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of August, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$176,300.00.**

Jessica Hadlock
Affiant

Subscribed and sworn to before me, this the 10th day of August, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
JESSICA HADLOCK
1894 UNION HILL ROAD
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
New Owners

MAP/PARCEL: 017000/010.00