WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182012 DEEDWARR
01/09/2019 09:53:35 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190109-0002261

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 $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2019

Notary Public

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

Please Ret → **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	Same	48-59.01
(NAME)	(NAME)	
4163 Vester Road	4163 Vester Rd	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183568

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, **Connie Gautreaux f/k/a Connie Atkinson**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Beginning at a hackberry on the southerly margin of a private road at the southwest corner of the property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester, of record in Book 3371, Page 335, Register's Office for said county; thence with said Hendrixson's southwestern boundary line, south 47 degrees 27 minutes east 6913 feet to an iron pin and post, said Hendrixson's southeast corner; thence south 38 degrees 02 minutes east 409.9 feet to an iron pin; thence south 45 degrees 19 minutes east 116.5 feet to an iron pin; thence south 45 degrees 39 minutes east 176.4 feet to an iron pin; thence south 48 degrees 21 minutes east 91.3 feet to an iron pin; thence south 31 degrees 49 minutes west 602 feet to an iron pin; thence north 23 degrees 50 minutes west 392.8 feet to an iron pin and sycamore; thence north 39 degrees 25 minutes west 618.5 feet to an iron pin; thence north 26 degrees 37 minutes west 245.6 feet to an iron pin; thence north 9 degrees 12 minutes west 368.2 feet to an iron pin; thence north 46 degrees 31 minutes west 73 feet to an iron pin and post on the southerly margin of said private road; thence with the same, north 43 degrees 19 minutes east 123.3 feet to the beginning, containing 12.97 acres, more or less.

Together with a 30-foot private easement for accessway to Vester Road along part of the westerly and northerly lines of premises and across the remainder of H. M. Vester property to said Vester Road, said easement is shown on a survey made by Cantrell and Morrison, Engineers, March 1964.

BEING a portion of the same property conveyed to Connie Atkinson, a single person, by Warranty Deed from Billy D. Hendrixson and wife, Terry P. Hendrixson dated July 22, 2005 and filed of record in Instrument No. 20050729-0088854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and other matters shown in Deed of record in Book 3371, Page 335, and Book 7822, Page 191, Register's Office for Davidson County, Tennessee and also subject to a 10-foot easement to the overflow of a spring granted Tom Hendrixson, Jr. by Henry M. Vester, of record in Book 3371, Page 335, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 4163 Vester Road, 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.

Witness my hand this 8th day of January, 2019

Connie Gautreaux

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie Gautreaux, 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 8th of January, 2019.

Notary Public
My Commission Expires: 3-2-2021

