This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 284651 DEEDWARR
09/12/2019 10:00:05 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20190912-0092414

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, I, **AUSTIN WARD LOHIN, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY VAN NESS and VICTORIA VAN NESS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

LOCATED IN THE 1ST COUNCILMIMIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND PORTION OF THAT PROPERTY CONVEYED TO J T GREEN JR, ET UX, IN BOOK 4301, PAGE 206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E WALKER (TN LIC NO 1465) DATED 09-01-01, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE EASTERLY MARGIN OF AN ACCESS ROAD, SAID MONUMENT BEING THE MOST WEST SOUTHWESTERLY CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN, NORTH 16 DEGREES 00 MINUTES 43 SECONDS EAST 92.43 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NOW LEAVING SAID MARGIN, SOUTH 86 DEGREES 24 MINUTES 00 SECONDS EAST 180.00 FEET TO A SET IRON PIN; THENCE NORTH 22 DEGREES 52 MINUTES 46 SECONDS EAST 260.00 FEET TO A SET IRON PIN; THENCE SOUTH 63 DEGREES 22 MINUTES 00 SECONDS EAST 278.48 FEET TO A SET IRON PIN; THENCE NORTH 37 DEGREES 05 MINUTES 59 SECONDS EAST 283.35 FEET TO A 10 INCH MAPLE TREE; THENCE SOUTH 42 DEGREES 33 MINUTES 31 SECONDS EAST 256.10 FEET TO A POINT IN THE CENTER OF A CREEK;THENCE WITH SAID CENTER OF CREEK FOR THE NEXT ELEVEN CALLS: SOUTH 53 DEGREES 31 MINUTES 54 SECONDS WEST 142.43 FEET; THENCE SOUTH 27 DEGREES 35 MINUTES 25 SECONDS WEST 60.65 FEET; THENCE SOUTH 75 DEGREES 44 MINUTES 03 SECONDS WEST 37.52 FEET; THENCE SOUTH 17 DEGREES 02 MINUTES 52 SECONDS WEST 77.83 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 04 SECONDS WEST 85.22 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES 28 SECONDS WEST 40.78 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 59 SECONDS WEST 170.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 25 SECONDS WEST 57.40 FEET; THENCE SOUTH 76 DEGREES 22 MINUTES 26 SECONDS WEST 41.17 FEET; THENCE SOUTH 85 DEGREES 16 MINUTES 58 SECONDS WEST 56.92 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 41 SECONDS WEST 37.54 FEET; THENCE NOW LEAVING SAID CREEK, NORTH 27 DEGREES 48 MINUTES 19 SECONDS EAST 177.92 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 00 SECONDS WEST 349.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.099 ACRES.

THIS BEING THE SAME PROPERTY CONVEYED UNTO AUSTIN WARD LOHIN, BY WARRANTY DEED FROM KEVIN D GREEN AND ALICIA P GREEN, HUSBAND AND WIFE, DATED OCTOBER 26, 2015, OF RECORD AS INSTRUMENT NO 20151028-0109680, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JILL LOHIN, WIFE OF GRANTOR, HEREIN JOINS THE EXECUTION OF THIS DEED TO CONVEY ALL MARITAL INTEREST IN THE SUBJECT PROPERTY.

This is improved property, known as 7334 HARPER RD, JOELTON, TN, 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is 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.

GRANTOR further covenants and binds himself, his 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 3 day of Sept, 2019.

AUSTIN WARD LOHIN **JILL LOHIN**

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **AUSTIN WARD LOHIN & JILL LOHIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 3 day of Sept, 2019.

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC
My commission expires: 11.15.21

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.

PL
Affiant

Subscribed and sworn to before me, this the 3 day of Sept, 2019.

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NOTARY PUBLIC
My commission expires: 11.15.21

Address New Owner(s) as follows:
TIMOTHY & VICTORIA VAN NESS
7334 HARPER RD
JOELTON, TN, 37080

Send Tax Bills To:
Same as above **Map and Parcel Number(s): 014 000 213.00**