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# 287441 DEEDWARR
09/18/2019 10:15:02 AM 3 pgs
Fees: $18.00 Taxes: $144.30
20190918-0094635

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **OWN HOME, LLC**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DENNIS WALLS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

A Remaining Tract of land located on Harper Road in Davidson County, Tennessee, being Parcel I.D. -01400012100 on Davidson County GIS mapping belonging to Own Home, LLC as shown in Deed Book - 20151214 - 0125087 of the Registers Office of said county.

All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old), 25 ft. from and perpendicular to the centerline in the west margin of Harper Rd., located 5698 ft. ± south, along said centerline, from the centerline intersection of Harper Rd. and Baxter Rd. said Iron Rod being the southeast corner of Parcel I.D. - 01400000300 belonging to Shelby & Joseph Vido as shown in Deed - 20160801 0078868 and proceeding;

1) With the west margin of said road, S 19°37'09" W - 114.94 ft. to an Iron Rod (new), near a fence corner being the northeast corner of Parcel I.D. -01400000401 belonging to Donna & Edgar L. Krantz as shown in Deed 00004327 0000886, thence;

2) With the north line of Krantz, N 84°17'39" W - 293.13 ft., running north of a fence, to an Iron Rod (new) about 6.6 ft. north of a fence corner, thence;

3) With the west line of Krantz, S 20°04'30" W - 115.02 ft. to an Iron Rod (new) about 6.5 ft. north of a fence corner, being in the north line of Parcel I.D. - 01400000400 belonging to said Krantz as shown in Deed 00005710 0000527, thence;

4) With the north line of Krantz, N 84°25'22" W, passing the northwest corner of Krantz and the northeast corner of Parcel I.D. 01400015500 belonging to Becky B. & Terry S. Woodard as shown in Deed 00008694 0000437 at 25.6 ft. and continuing in all 266.50 ft. to an Iron Rod (new), 10.1 ft. north of a fence corner, in the east line of Parcel I.D. - 01400013300 belonging to Myra & James S. Chambliss as shown in Deed 20021001 0119095, thence;

5) With the east line of Chambliss, N 05°34'41" E - 222.20 ft. to a Stone (old), being the southwest corner of Parcel I.D. - 01400000300 belonging to Shelby & Joseph Vido as shown in Deed 20160801 0078868, thence;

6) With the south line of Vido, S 84°25'21" E - 616.31 ft. to the Point of Beginning containing 2.253 Acres (98,154 Sq. Ft.) more or less according to a survey by Marvin T. Wright, R.L.S. # 2094 of Tennessee.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO OWN HOME, LLC, BY WARRANTY DEED FROM BETTIE PEMBERTON, DATED DECEMBER 4, 2015, OF RECORD IN AS INSTRUMENT NO 20151214-0125087, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 0 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 Grantee. Grantor covenants with Grantee that it 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 itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his 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 September, 2019.

OWN HOME, LLC

BY: _____
CHRIS WOOTEN, ~~MEMBER~~ Manager

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHRIS WOOTEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MEMBER (or other officer authorized to execute the instrument) of OWN HOME, LLC the within named bargainor, a LIMITED LIABILITY COMPANY, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as MEMBER (or other authorized officer).

DONE at offices in Braselton (City), GA (State), on this the 10th day of September, 2019.

_____
NOTARY PUBLIC
My commission expires: Oct 24, 2021

NIKI D ROBERTSON NOTARY PUBLIC JACKSON COUNTY, GA EXP. Oct. 24, 2021

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of Sept., 2019.

Lori Buie

NOTARY PUBLIC
My commission expires: 9/25/19

Address New Owner(s) as follows:
DENNIS WALLS
114 General Forrest Ct.
Smyrna, TN 37167

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
014 00 0 121.00