WARRANTY DEED

Karen Johnson Davidson County
Batch# 316413 DEEDWARR
11/15/2019 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20191115-0118146

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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).
Jennifer Kochowicz	New Owners	48-77.00
(NAME)	(NAME)	
4145 Vester Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193220

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 Atkinson now known as Connie Gautreaux ,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Kochowicz, a single woman,** 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 according to a survey made by Cantrell and Morrison Engineers April 1962, as follows:

Beginning at a point in the center of Vester Road at the intersection of the southwesterly margin of a private road and the center of said Vester Road, said point being opposite and South 23 degrees 45 minutes West 30 feet or less, from the western boundary line of the property conveyed to Clarence P. Compton and wife, by deed from Henry M. Vester and wife, of record in Book 2535, page 129 RODCT; thence with the southwesterly margin of said private road South 25 degrees 56 minutes East 254.7 feet to an iron pin; thence South 3 degrees 58 minutes West 811.7 feet to an iron pin; thence North 47 degrees 27 minutes West 691.3 feet to a point in the center of a private road; thence with the same North 34 degrees 47 minutes East 120.6 feet to a point in the center of said Vester Road; thence with same North 43 degrees 19 minutes East 471 feet and North 23 degrees 45 minutes East 142.5 feet to the beginning, containing 6.6 acres, more or less.

BEING a portion of the same property conveyed to Connie Atkinson, single 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.

Connie Atkinson has married and is now known as Connie Gautreaux.

RESTRICTIONS:
This conveyance is made subject to an Overflow Spring Easement appearing of record in Record Book 3708, page 249 and Instrument No. 20050729-0088854, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4145 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 12th day of November, 2019

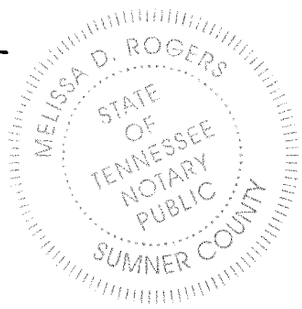
Connie Gautreaux

STATE OF Tennessee)
County OF Robertson)

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 12th of November, 2019.

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER