THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PREPARER, CHAFFIN, CHAFFIN, & GIAIMO AND/OR ITS AGENTS MAKE NO WARRANTIES AS TO THE STATUS OF SAID TITLE

This instrument prepared by:
RANDY S. CHAFFIN
Attorney-At-Law
204 North Washington Ave.
Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 317118 **DEEDWARR**
11/18/2019 03:26:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20191118-0118900

Map and Parcel Number:
Map ____ Group ____ Parcel _____

Property Owners:
JOHN & SANDRA VICK
4162 Vester Road
Whites Creek, TN 37189

Send Tax Bills To:
Property Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN M. VICK, III AND WILLIAM ROBERT VICK,

hereinafter referred to as Grantors, whether one or more, has/have this day bargained and sold and do hereby transfer and convey all their right, title and interest unto

WILLIAM ROBERT VICK AND PHILLIP VICK,

their heirs and assigns, hereinafter referred to as Grantee, whether one or more, all her right, title and interest in and to certain real estate located in the Thirteenth (13th) Civil District of Davidson County, Tennessee described as follows:

Beginning at a ½" pipe (set) being the northeastern corner of this described parcel as well as being located S 89°40'05" W 502.38 feet from the southwestern corner of a barn; thence going with the Phillip Vick property S 29°33'25" W 667.79 feet to a ½" pipe (found); thence leaving Vick and going with the Jonathan Lawhorn property S 80°48'49" W 573.37 feet to a ½" pipe (found); thence continuing with Lawhorn S 80°48'49" W 306.47 feet to a PK nail (found) at a 60" red oak; thence leaving Lawhorn and going with the Joshua Hitson property N 69°40'19" W 676.50 feet to a 5/8" rebar (found); thence N 11°46'35" W 465.53 feet to a ½" pipe (set) at an iron pin (found); thence leaving Hitson and going with the Kenneth Burton property N 58°57'24" E 165.36 feet to a ½" pipe (set); thence N 50°16'43" E 323.82 feet to a ½" pipe (found); thence leaving Burton and going with the remainder of the John Vick and William Vick property S 80°20'17" E 1558.71 feet to the beginning being 30.09 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 1 July 2019.

NOTE:
Included with the above described parcel is an access easement along the existing drive and logging road from Vester Road to the subject property.

The following is a description of a portion of the John M Vick III and William Robert Vick property located on Vester Road in the 13th Civil District of Davidson County, Tennessee. (Reference Doc #20110217-0013691and Tax Map 048 Parcel 225.00)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

WITNESS our hands this 18 day of November, 2019.

JOHN M. VICK, III

STATE OF [Tennessee]
COUNTY OF [Cheatham]

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared John M. Vick, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness our hands and seal, at office, this 18 day of November, 2019.

Notary Public

My Commission Expires:

8-8-22

Karen Holt
State of Tennessee Notary Public
Cheatham County

WITNESS our hands this 18 day of Nov 2019, 2019.

WILLIAM ROBERT VICK

STATE OF [Tennessee]
COUNTY OF [Putnam]

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared William Robert Vick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness our hands and seal, at office, this 18th day of November, 2019.

Notary Public

My Commission Expires:

March 23rd 2020

JOHN W. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration or value of the property whichever is greater for this transfer is $_____.

Affiant

Sworn to and subscribed before me this ____ day of _____

Notary I

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
18 Day of November, 2019.
A Hayes, Deputy Register