WARRANTY DEED

Karen Johnson Davidson County
Batch# 411515 DEEDWARR
06/08/2020 11:52:44 AM 2 pgs
Fees: $13.00 Taxes: $192.40

20200608-0058519

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Donald G Gilbert and Marsha V Gilbert, husband and wife	SAME	03800011000
(NAME)	(NAME)	
1124 Rediker Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201469

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, **Joe R Vick and wife, Jean W Vick**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Donald G Gilbert and Marsha V Gilbert, husband and wife**, 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 Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin found in the Easterly margin of Old Hickory Boulevard at the Northwest corner of the property being described, and also the Southwest corner of the Wanda J. Loftin property described in Deed Book 8293, page 298, Register's Office for Davidson County, Tennessee, said iron pin being South 50° 42' 17" West, 668.87 feet from an iron pin found at the Northwest corner of the Wanda J. Loftin property; thence leaving the margin of Old Hickory Boulevard with the South boundary of Loftin with or near an existing wire fence, South 47° 14' 03" East, passing a corner post at 488.55 feet in all, 521.83 feet to an iron pin set in the Westerly line of the Donald W. Wilkes and Nancy G. Wilkes property described in Book 5137, page 160, said Register's Office, said iron pin being South 16° 00' 00" West, 732.48 feet from an iron pin found at the Northeast corner of the Wanda J. Loftin property; thence with or near the Westerly line of the Wilkes property, the following four calls, South 16° 00' 00" West, 405.68 feet to an axel found at the intersection of two hollows. Said axel is the Southeast corner of the tract being described, and is also the Southeast corner of Tract 1 conveyed to Matilda White in Deed Book 1261, page 243, said Register's Office; thence North 74° 00' 00" West, 132.00 feet to an iron pin in the center of a hollow; thence North 50° 00' 00" West, 330.00 feet to an iron pin set near the center of a hollow; thence North 74° 00' 00" West 201.29 feet to an iron pin set in the Easterly margin of Old Hickory Boulevard; thence with the Easterly margin of Old Hickory Boulevard, North 34° 26' 19" East, 533.83 feet to the point of beginning, and containing 6.01 acres, more or less, according to a survey by Murray Wall & Company 1923 Green Hills Boulevard, Franklin, Tennessee, dated October 24, 2005, File No. 1925-05.

BEING the same property conveyed to Joe R. Vick and wife, Jean W. Vick by Warranty Deed from Wanda J. Loftin, unmarried, dated February 9, 2006 and filed of record in Instrument 20060209-0016218, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 6042 Old Hickory Blvd, 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 5th day of June, 2020

Joe R Vick

Jean W Vick

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joe R Vick and Jean W Vick, 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 5th of June, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021