Karen Johnson Davidson County
Batch# 439411 DEEDWARR
07/17/2020 10:19:06 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20200717-0078622

ADDRESS NEW OWNERS and
SEND TAX BILLS:
RONNIE K. WINEGAR and
REBECCA A. URTZ
7494 Wilkinson Rd
Joelton, TN 37080

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
15 - 128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JUSTIN A. JAMES and wife, HEATHER B. JAMES, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to RONNIE K. WINEGAR and REBECCA A. URTZ, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of intersection of Morgan Road and Wilkerson Road; thence continuing with the center line of Old Morgan Road as follows: South 81° West 124.4 feet; North 61° 30 feet West 198 feet; North 44° West 165 feet and North 49° West 4.8 feet (said Morgan Road has been relocated by a new road and the last mentioned calls cross said new road on either side); thence leaving said road crossing the New Morgan Road South 37° 2 feet West 262 feet; thence South 54° East 498 feet to a point in the center of Wilkerson Road; thence with the center of said Wilkerson Road as follows; North 39° 30 feet East 101.6 feet; North 32° 17 feet East 83.4 and North 20° 47 feet East 167.9 feet to the point of beginning, containing 2.96 acres more or less according to survey of Richard B. Omohundro, dated September 11, 1965.

Being the same property conveyed to Justin A. James and Heather B. James, husband and wife, by Quitclaim Deed from Mark A. James and Tammy J. James, dated February 7, 2019, and recorded February 20, 2019, in Instrument No. 20190220-0015406, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 7495 Wilkinson Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are 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 as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 13 day of July, 2020.

JUSTIN A. JAMES

HEATHER B. JAMES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JUSTIN A. JAMES and HEATHER B. JAMES, the within named bargainors 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.

Witness my hand at office this 13 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. HODGSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

AFFIANT

Subscribed to and sworn before me, this the 6 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. HODGSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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