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:
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Karen Johnson Davidson County
Batch# 486737 **DEEDWARR**
09/30/2020 01:20:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200930-0112778

Map and Parcel Number:
Map ____ Group ____ Parcel _____

Property Owners:
John M. Vick III
Sandra Vick
4162 Vester Rd.
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

JOHN M. VICK, III AND WIFE, SANDRA 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 sign post being the northeastern corner of the John M. Vick III property; thence going with the John M Vick II heirs property S 41°12'55" E 80.33 feet to a ½" pipe (set); thence leaving the John Vick heirs property and going with the remainder of the John M. Vick III property S 71°40'38" W 376.90 feet to a ½" pipe (set); thence leaving the John M. Vick III property and again going with the John Vick heirs property N 40°25'30" W 79.87 feet to a ½" pipe (set); thence leaving the heirs property and running N 71°40'38" E 375.70 feet to the beginning being 0.64 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 14 January 2011.

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.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

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.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31st day of October, 2019.

JOHN M. VICK III

STATE OF [TN]
COUNTY OF [Davidson]

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 31 day of October, 2019.

Angela Metcalf
Notary Public

My Commission Expires:
09/07/2021

WITNESS our hands this 31 day of October, 2019.

WILLIAM ROBERT VICK

STATE OF [TN]
COUNTY OF [Davidson]

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 31 day of October, 2019.

Angela Metcalf
Notary Public

My Commission Expires:
09/07/2021

STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Wilson

The consideration or value of the property whichever is greater for this transfer is $50.00

Affiant

Sworn to and subscribed before me this 24th day of September, ~~2019~~. 2020

Donna Michelle Villa
Notary Public

My Commission Expires:
8-27-2021