This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Karen Johnson Davidson County
Batch# 197772 DEEDWARR
02/21/2019 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20190221-0015981

)

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Connie J. Gentry, et al.
P O Box 127
Baxter, TN 38544

MAP - 03100009300

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of February, 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Winnell A. Lee, Connie J. Gentry, Anthony Shea Lee , and Jason Matthew Lee, each owning a 1/4 undivided interest as tenants in common**, 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:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 4, 1984, as follows:
BEGINNING at an iron pin set in the westerly margin of Frontage Road, a corner to E. W. Kresse, and being the most southeast corner of this tract; thence, leaving said road and with the line of said Kresse, S. 81 deg. 55 min. 17 sec. W 255.50 feet to a point in the easterly margin of Interstate Highway 24, and a corner to said Kresse; thence with the margin of said I-24 for the next three calls as follows: N 41 deg. 46 min. 12 sec. W passing a concrete monument at 11.01 feet and in all 150.36 feet to a concrete monument; thence, N 25 deg. 18 min. 40 sec. W 183.48 feet to an iron fence post; thence N 42 deg. 09 min. 11 sec. W 685.14 feet to an iron pin set in the margin of said I-24, a corner to Glenn Mowery; thence, with the line of said Mowery, N 81 deg. 02 min. 42 sec. E 705.97 feet to an iron pin set in the westerly margin of said Frontage Road; thence, with the margin of said road for the next four calls as follows: S 35 deg. 22 min. 34 sec. E 142.54 feet to a point; thence, with a curve to the right having a central angle of 35 deg. 00 min. a radius of 679.29 feet, and an arc

length of 420.88 feet to a point; thence S 3 deg. 31 min. 25 sec. E 105.52 feet to a concrete monument; thence S 1 deg. 54 min. 51 sec. W 240.06 feet to the beginning, containing 10.581 acres, more or less.

Being part of the same property conveyed by Quitclaim Deed recorded as Instrument 20180702-0064109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. McGill and wife, Adelena C. McGill by deed of record as Book 6797, page 122 and Book 8009, page 565 in the Register's Office for Davidson County, Tennessee. Adelena C. McGill died December 3, 2005 leaving William H. McGill, Sr. as surviving tenant by the entirety. William H. McGill, Sr. died July 10, 2018, intestate and unmarried, as establish by an "Affidavit of Heirship" executed by all the heirs at law of William H. McGill, Sr. recorded as Instrument No. 20190215-0014312, Register's Office for Davidson County, Tennessee. Thereafter all the heirs at law of William H. McGill, Sr. executed a **Quitclaim Deed,** recorded as Instrument No **20190215-0014387,** Register's Office for Davidson County, Tennessee, vesting title to Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust, with full power to sell, mortgage, and convey without the joinder of any beneficiary.

A **Quitclaim Deed** to convey any and all interest of the McGill Sr. Family Trust, Part A, and the McGill Sr. Family Trust, Part B, was recorded as Instrument No. **20190220-0015488,** Register's Office for Davidson County, Tennessee, to vest title to Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust, with full power to sell, mortgage, and convey without the joinder of any beneficiary.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

This is unimproved property known as Westcap Road, Whites Creek, Tennessee 37189.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenant with the said "GRANTEES" that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTOR, does further covenant and bind its, its successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 13th day of February, 2019.

Elizabeth A. Hendrix Co Trustee

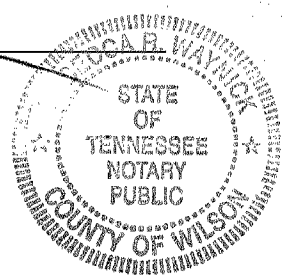
Elizabeth A. Hendrix, Co-Trustee of the McGill Sr. Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Elizabeth A. Hendrix, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee of the McGill Sr. Family Trust, with the authority to do so executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2019.

NOTARY PUBLIC
My Commission Expires:



MY COMMISSION EXPIRES JUNE 25, 2019

WITNESS my hand this the 11 day of February, 2019.

William H. McGill, Jr., Co-Trustee of the McGill Sr. Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, William H. McGill, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee of the McGill Sr. Family Trust, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of February, 2019.

A. Fairclough LaFave
NOTARY PUBLIC
My Commission Expires: 09-04-2022

NOTARY PUBLIC
AVA FAIRCLOUGH LAFAVE
COMM. # 702076
COMMISSION EXPIRES
SEPTEMBER 4, 2022
STATE OF UTAH

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 21 st day of February, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021