RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200600271

Karen Johnson Davidson County
Batch# 453734 DEEDWARR
08/10/2020 12:35:59 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200810-0088739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 4.18.21

PATRICIA L. NURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :
Lake Maxwell Middleton
14566 Old Hickory Blvd.
Antioch, TN 37013

SEND TAX BILLS TO:
864 STONEBROOK BLVD
NOLENSVILLE TN 37135

MAP-PARCEL NUMBERS
173-00-0-040.00

FOR AND IN 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, WE,

Brenda Joyce Gambill and Derek Michael Whittaker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lake Maxwell Middleton

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:

A Tract of land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of the H.H. Stone Lands, and being designated as Tract No. 2 on a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to said survey as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the most southerly corner of Tract No. 2 and the southeast corner of Tract 4-B, in the original south line of the Stone land; thence leaving said Boulevard North 3° East 51.6 poles to a post; thence north 87° West 44 poles to the center line of Old Hickory Boulevard; thence with the center line of said Boulevard, South 33° East 16 poles to the corner of Tracts 4-A and 4-B and continuing with the center line of said road, along the line between Tracts 2 and 4-B, South 41° East 8 poles, South 53 1/2° East 8 poles, South 56° East 8 poles, South 46° East 8 poles, South 22° East 8 poles, South 18 1/2° East 8 poles, South 23° East 4.8 poles to the beginning, containing 6.6 acres, more or less.

Included in the above description but excluded therefrom is the .6 acres more or less conveyed to Viola Mae Helton recorded as Book 2993, Page 631, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, being a part of the H. H. Stone lands, and being part of a tract designated as Tract No. 2 on a survey of said land made November 28, 1947, by John D. Kerr, Surveyor, and described according to a survey made by Hickerson and Miller, Engineers and Surveyors, November 9, 1956 for Mrs. G. H. Helton (Viola Mae Helton), as follows:

Beginning at a point in the center line of Old Hickory Boulevard at a nail driven in the center line of said pavement, said point being Donegan's south corner as set out in his deed of record in Book 1637, Page 409, Register's Office for Davidson County, Tennessee; thence North 2 degrees 15 minutes East 390.9 feet along an old fence and tree line to an iron pin set in said line; thence South 68 degrees 50 minutes West 160.5 feet to a point in the center line of said Old Hickory Boulevard indicated by a nail driven in said center line; thence with the center line of Old Hickory Boulevard the following calls and distances: South 31 degrees 48 minutes East 18.2 fest; South 22 degrees 22 minutes East 132 feet; South 19 degrees 09 minutes East 132 feet and South 22 degrees 45 minutes East 79.2 feet to the point of beginning said tract containing 0.6 acres, more or less.

BEING the same property conveyed to J.B. Donegan and wife, Fay Jean Helton Donegan, by Warranty Deed from Henry Dickinson, Jr. and wife, Welus R. Dickinson, dated 9/7/1948 and recorded 9/8/1948 in Book 1637, Page 409, in the Register's Office of Davidson County, Tennessee. The said J.B. Donegan predeceased Fay Jean Helton Donegan. The said Fay Jean Helton Donegan, also known as Fay Jean Donegan, having since died, testate, on March 14, 2010, her Estate having been probated under Docket No. 10P-686 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to George Michael Donegan, Brenda Joyce Gambill, James Brian Donegan and Derek Michael Whittaker, in equal shares. See Affidavit of Heirship recorded 4/4/2012 in Instrument No. 20120404-0028644, said Register's Office. The said George Michael Donegan and James Brian Donegan having further conveyed their interest in subject property to Brenda Joyce Gambill by Warranty Deed dated 9/7/2012 and recorded 9/7/2012 in Instrument No. 20120907-0081425, in the Register's Office of Davidson County, Tennessee. See also, Quitclaim Deed from Brenda Joyce Gambill and Derek Michael Whittaker, to Brenda Joyce Gambill and Derek Michael Whitaker, as joint tenants with right of survivorship, through Gary B. Fisher, Trustee, dated 9/7/2012 and recorded 9/7/2012 in Instrument No. 20120907-0081426, in the Register's Office of Davidson County, Tennessee.

This property is not and never has been the marital residence of husband and/or wife of grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **14566 Old Hickory Blvd., Antioch, TN 37013**
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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of July, 2020.

Brenda Joyce Gambill
Brenda Joyce Gambill

Derek Michael Whittaker
Derek Michael Whittaker

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Joyce Gambill and Derek Michael Whittaker the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of July, 2020.

Commission Expires: 4/18/21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY