# WARRANTY DEED

Karen Johnson Davidson County
Batch# 520066 DEEDWARR
11/23/2020 10:43:19 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20201123-0137242

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

MST 2020-1690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,900,000.00**

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2020

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert G. Anderson, Jr. and Kimberly L. Anderson | New Owner | 159-02-0-070.00 |
| (NAME) | (NAME) | |
| 5427 Granny White Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **TA Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Anderson, Jr. and Kimberly L. Anderson, 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:

**A Tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Subdivision of the Lands of Allen Cotton, not of record and described as follows:**

**Beginning at the North corner of the tract conveyed to LP. Elliott and wife, and Mrs. Martin Cotton Farley and husband, by deed of record in Book__ , Page__ , in the Register's Office for said County; and running with Elliott's North line in a Westerly direction 200 feet to a point; thence in an Northerly direction 230 feet to a point; thence in an Easterly direction 200 feet to the Westerly margin of Granny White Pike; thence with the margin of said Pike, Southerly 201 feet to the point of beginning, and there is included in the foregoing description, but to be excluded therefrom a portion of said tract known as "Cotton Family Burying Ground" which said tract is the Southeast corner of the tract hereby conveyed, and measures 64 feet on the East and West line and 39 feet on the North and South lines.**

**A Final Judgment in the Chancery Court of Davidson County, Tennessee, under the style of Ruth Dobyns Elliott-vs-James L. Jackson, Docket No.: 81-190-1 of record in Book 9033, Page 190, said Register's Office, amends the Northerly boundary line of the aforesaid tract as follows:**

**Land in Davidson County, Tennessee in the City of Forest Hills and being a dividing line between the property conveyed to James L. Jackson by deeds of record in Book 4849, Page 549 and Book 4611, Page 747, RODC and the property conveyed to Richard M. Dobyns, deceased, and wife, Ruth Dobyns Elliott, by deed of record in Book 2804, Page 221, said Register's Office, with said dividing line being according to a survey by Wm. Robert Seigenthaler dated July 24, 1985, and described as follows:**

**Beginning at a concrete monument, being the Northwest corner of the Elliott property and being at a corner in the boundary line of Galaxy Estates, of record in Plat Book 4175, Page 77, RODC, and said monument is located 204.12 feet West of the West margin of Granny White Pike and 40.77 feet west of another existing concrete monument which is in the Eastern most corner of Lot 2 of Galaxy Estates;**

**Thence with the original line of said Galaxy Estates, South 80 degrees 50 minutes East 40.77 feet to the above described original concrete monument at the Eastern most corner of Lot 2 of Galaxy Estates; thence continuing with the north boundary line of the Elliott property and the south line of the Hackson property, said line being established by a survey by Hart- Freeland-Roberts, dated August 27, 1970, South 80 degrees 05 minutes East 163.35 feet to a concrete monument in the west right of way of Granny White Pike and being the end of the common line of Elliott and Jackson.**

**Being the same property conveyed to Brandon C. Knox and Elizabeth C. Knox, husband and wife by Warranty deed from Gale B. Dougherty and wife, Mary R. Dougherty, Trustees U/A/D March 11, 1998 of the Dougherty Joint Living Trust Agreement of record in Instrument No. 20171004-0101887 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 04, 2017.**

**Being the same property conveyed to TA Properties LLC, a Limited Liability Company by Warranty deed from Brandon C. Knox and Elizabeth C. Knox, husband and wife of record in Instrument No. 20181220-0123832 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 20, 2018.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.. Taxes for the year 2020, a lien due and payable, but not yet delinquent. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 5427 Granny White Pike, Brentwood, TN 37027
(House Number) (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 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 my/our hand(s) this 20th DAY OF November 2020.

TA Properties, LLC

BY: _____

J. Christopher Anderson, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, J. Christopher Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Authorized Member of TA Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal this the 20th day of November, 2020.

_____
Notary Public My Commission Expires: 2-28-21

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2021