THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131480

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
Circle, Suite 150
37027

Karen Johnson Davidson County
Batch# 520106 **DEEDWARR**
11/23/2020 11:32:19 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20201123-0137292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2020.

Notary Public
My Commission Expires: 05/03/2021

M. ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Gomez	New Owner	Tax Parcel ID No.
4444 Westcap Road		Part of
Whites Creek TN 37189		031-00-0-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Gomez**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property lying in the 3rd Councilmanic District of Davidson County, Tennessee at the dead end of Westcap Road and bounded on the south by property belonging to Burton and Joan Zimmerle of record in Deed 20190116-0004312 and by Westcap Road; bounded on the west by federal Interstate Highway 24, and also on the west and north by the remaining property of the McGill Senior Family Trust; and bounded on the east by property belonging to Charles Vaughn of record in Deed 20070711-0082541 and more specifically described as follows:

Beginning on an iron pin set on the northeast margin of Westcap Road with a 50' right-of-way and approximately 1.2 miles north of Old Hickory Boulevard at a southeast corner of the herein described tract and the southwest corner of Zimmerle property and being 33.94' north of a "mag nail" set in the center of the asphalt roadway; thence with the northerly margin of Westcap Road around a curve to the left with an arc distance of 495.61' and a radius of 757.05', with a chord length of 486.81' and a chord bearing N-62o 08' 09"-W, to an iron pin set on the northerly margin of Westcap Road; thence continuing with said margin N-80o 54' 16"-W, 303.45' to an iron pin set on said margin; thence N-78o 06' 41"-W. 294.61' to an iron pin set on said margin; thence around a non-tangent curve to the right with an arc distance of 137.17', and a radius of 142.52', with a chord length of 131.94' and a chord bearing N-47o 27' 25"-W, to an iron pin set on the northerly margin of Westcap Road at the point where the original asphalt pavement ends; thence N-77o 20' 00"-W, 81.98' along a twenty (20') foot permanent drainage easement to a concrete Interstate Highway R.O.W. monument on the east margin of Interstate 24; thence with the Interstate 24 R.O.W. N-19o 20' 17"-W, 197.61' along a ten (10') permanent drainage easement to a point in the Interstate R.O.W. fence; thence N-07o 06' 13"-W, 483.33' to a concrete Interstate Highway R.O.W. monument; thence leaving the east margin of Interstate 24, N-80o 29' 03"-E, 29.86 to a railroad spike set in the center of a dirt access road; thence generally with the center of the access road N-20o 15' 05"-E, 155.51' to a railroad spike, thence N-25o 02' 38"-E, 232.93' to an iron pin set in the center of said access road; thence N-21o 42' 46"-E, 172.39' to an iron pin set in the center of the access road at the northwestern corner of the herein described tract #1; thence with the south line of tract #2 of this survey S-46o 24' 03"-E, 959.32' to an iron pin set; thence S-82o 54' 43"-E, 1070.77' to an iron pin set near (plus or minus 10' of a north/south fence line) and being the northeast corner of the herein described tract #1 and the southeast corner of tract #2 of this survey; thence generally with the fence S-09o 45' 56"-W, 418.10' to an iron pin set in the fence; thence S-

08o 41' 5"-W, 207.75' to an iron pin set by a corner fence post and a southeast corner of the herein tract #1; thence N-77o 14' 19"-W, 110.33' to an iron pin set in the fence; thence N-81o 49' 02"-W, 444.68' to an existing old iron pipe in the fence; thence S-08o 58' 45"-W, 403.97' to an iron pin, the point of beginning and containing 40.24 acres, more or less according to a survey by Galyon Northcutt Surveying dated October 14, 2020.

This property is subject to a twenty five (25') foot ingress/egress easement along the centerline of a gravel and dirt road beginning at the terminus of the Westcap Road and extending to the south margin of Ingram Road. The care and maintenance of said road will be the equal responsibility of each property owner.

Being part of that property conveyed 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, by Quitclaim Deed from Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust; and Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust, Part A, and Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust, Part B, with full power to sell, mortgage and convey without the joinder of any beneficiary, of record in Instrument No. 20190220-0015488, in the Register's Office of Davidson County, Tennessee, dated February 13, 2019, and recorded on February 20, 2019. (as to Tracts I and II)

The execution of this instrument is effected by the signature of Elizabeth A. Hendrix as Attorney-in-fact for William H. McGill, Jr., which Power of Attorney is recorded in Instrument Number 20201123-0137290, Register's Office for Davidson County, Tennessee. Said Power of Attorney is authorized under Article XII section F of the McGill Sr. Family Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.H. MCGILL SUBDIVISION, as recorded in Book 5190, Page(s) 19.

Easement for Drainage, recorded in Book 424, Page 602.

Easement for Drainage, recorded in Book 4906, Page 168, as amended in Book 4906, Page 166. Abstract of Trust Agreement of record in Instrument No. 20181008-0099633.

Greenbelt applications of record in Book 8854, Page 474 and Instrument No. 20181220-0123849. Rights of the public to the use of that part of the land described herein within the bounds of Ingram Road and Westcap road.

Lack of controlled access to U.S. Interstate I-24.

Rights or claims of tenants under unrecorded leases.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4444 Westcap Road Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2020.

McGill Sr Family Trust

BY: Elizabeth A. Hendrix, Co Trustee
Elizabeth A. Hendrix, Co-Trustee

BY: William H. McGill Jr. Co Trustee by
William H. McGill, Jr, Co-Trustee by Elizabeth A. Hendrix, attorney-in-fact
Elizabeth A Hendrix, attorney in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Hendrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Trustee for the McGill Sr. Family Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Brentwood, Tennessee, this 13th day of November, 2020.

Nathan L Powers
Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William H. McGill, Co-Trustee of the McGill Sr. Family Trust and that she is authorized by William H. McGill to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of November, 2020.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY