Karen Johnson Davidson County
Batch# 544440 DEEDWARR
01/04/2021 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $2,453.10
20210104-0000396

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131394**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $663,000.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2020. Notary Public My Commission Expires: 12/15/2021

WARRANTY DEED

Address New Owner: Anthony Hatchell and Jessica Hatchell 0 Ingram Road Whites Creek TN 37189	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 031-00-0-11.00

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 **Anthony Hatchell and Jessica ~~Pierier~~ Hatchell, married to each other**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Poirier

Being tract #2 of 2 tracts of a survey of parcel 100 on Tax Map 31 in Nashville, Davidson County, Tennessee and bounded on the south by tract #1 of this survey and on the west by the east margin of Interstate Highway 24 (1-24) and White's Creek, on the north by Ingram Road, property belonging to Caitlyn Durning of record in Deed 20161114-0119631 in the Register's Office of Davidson County (R.O.D.C.), property belonging to Elizabeth Hendrix of record in Deed 20140520-0043238 in the R.O.D.C., property belonging to Larry Hudgins of record in Deed 20000125-0008066 in the R.O.D.C., and property belonging to the Hudgins Family Trust of record in Deed 20080128-0008844 in the R.O.D.C. and on the east by property belonging to Charles Vaughn of record in Deed 200707110082541 and more specifically described as follows:

Beginning on a concrete R.O.W. monument on the east margin of 1-24 and the R.O.W. fence at the southwest corner of the herein described tract #2 and a northwest corner of tract #1 of this survey; thence with the east margin of 1-24, N-OIO 40' 25"-E, 31.28' to another concrete R.O.W. monument by the R.O.W. fence; thence N-030 27' 38"-W, 85.06' to a point on the 1-24 east R.O.W. margin; thence N080 53' 33"-W, 237.14' to a 3 inch terminal steel fence post anchored in the southeast concrete wing wall of the 1-24 bridge over White's Creek; thence N-060 26' 12"-W, 41.04' to a point in the center of White's Creek; thence with the center line of White's Creek the following; N260 21' 27"-E, 162.78' to a point and being N-380 13' 53"-W, 24.18' from a 16" witness Cherry tree; thence N-040 26' 27"-W, 112.33' to a point and being N-820 09' 20"-W 38.78' from an 18" witness Walnut tree; thence N-190 34' 32"-E, 156.73' to point; thence N-OOO 57' 20"-E, 114.71' to a point being S-460 47' 28"-W 39.11' from a 24" witness Osage Orange (Bodock) tree; thence N-160 15' 04"-W, 79.67' to a point; thence N-030 14' 33"-E, 132.59' to a point, being N-500 58' 15"-W, 41.15' from a 12" witness Bodock tree; thence N010 12'03"-E, 117.86' to a point, being S-870 11' 48"-W 25.02' from an 18" witness Bodock tree; thence N-140 28' 39"-W, 137.42' to a point, being S-650 50' 11"-W 63.32' from an 18" witness Hackberry tree; thence N-190 54' 06"-E, 197.94' to a point in the center of White's Creek at the south margin of Ingram Road; thence leaving White's Creek with the south margin of Ingram Road, S-640 58' 37"-E 44.56' to an iron pin set about 1.50' south of an electric utility pole; thence S-640 58' 37"-E 279.22' (a total of 323.78' from the center of White's Creek) to an iron pin set on said south margin; thence around a curve to the left with a radius of 374.90', an arc distance of 274.04', a chord

distance of 267.98' and a chord bearing S-880 50' 02"-E to an iron pin set on the south margin of Ingram Road; thence N-720 25' 20"-E, 191.42' to an iron pin set on the south margin of Ingram Road at the northwest corner of the McGill One Lot subdivision; thence leaving the south margin of Ingram Road S-040 04' 09"-E 245.80' to an iron pin set in the west line of the aforesaid subdivision; thence S-27 0 25' 35"-E, 245.03' to an existing iron pin, thence N-61 0 09' 10"-E, 150.08' to an existing iron pin at the southeast corner of said one lot subdivision; thence N-IIO 00' 55"-W, 454.50' to an iron pin set on the south margin of Ingram Road, thence N-700 16' 13"-E, 123.01' with the south margin to an iron pin set on said margin; thence around a curve to the right with a radius of 315.82', an arc distance of 138.84', a chord distance of 137.73' and a chord bearing N-820 42' 53"-E, to an iron pin set on said south margin; thence around a curve to the left with a radius of 1608.10', an arc distance of 148.59', a chord distance of 148.54 and a chord bearing S-870 22'03"-E to an iron pin set on the south margin of Ingram Road at the northwest corner of Hendrix Property; thence leaving the south margin of Ingram Road with Hendrix's line S-020 01? 50'-W, 54.36' to an iron pin set in the west line of Hendrix, thence S-21 0 18' 56"-E, 202.91' to an iron pin set by a 10" Cedar; thence S-890 51' 45"-E, 115.94' to an iron pin set by a
16" Ash; thence N-4ff 49' 32"-E, 75.97' to an iron pin set by a 24" Cedar; thence N-20 0 49' 09"-E, 128.87' to an 18" Elm; thence N060 35' 18"-W, 92.16' to a point in the center of a branch on the south margin of Ingram Road, thence with said margin around a curve to the right with a radius of 1962.86', an arc distance of 339.91', a chord distance of 339.48' and a chord bearing S-890 57' 24"-E to an iron pin set on said south margin; thence N-89 0 44' 48"-E, 92.15' to an iron pin set on said south margin at the corner of Hudgins; thence leaving the south margin of Ingram Road with Hudgin's lines S-06 0 17' 23"-W, 54.51 to a point in the center of a branch; thence N-840 34' 15"-E, 97.20' to an iron pin set in a fence; thence N-72 0 58' 43"-E, 133.16' to an iron pin set by a stone; thence S-07 0 36' 01"-W, 568.63' to an iron pin set by an 18" Maple; thence S-13 0 40' 00"-W, 361.17' to an iron pin set by a stone in a fence; thence S-090 45' 56"-W, 874.64' to an iron pin set at the southeast corner of tract #2 of this survey and the northeast corner of tract #1 of this survey; thence N-82 0 54' 43"-W, 1070.77' to an iron pin set approximately forty (40) to fifty (50) feet southwest of a small pond; thence N-46 0 24' 03"-W, 959.32' to an iron pin set in the center line of a dirt and gravel access road; thence with the center line of this access road S-210 42' 46"-W, 172.39' to an iron pin set, thence S-25 0 02' 38"-W, 232.93' to a railroad spike set; thence S-200 15' 05"-W, 155.51' to a railroad spike set in the center line of the access road; thence S-800 29' 03"-W, 29.86' to a concrete R.O.W. monument, the point of beginning and containing 69.78 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) ingress/egress easement centered on a dirt and gravel access road extending from Ingram Road on the north to the end of Westcap Road on the south. The aforesaid ingress/egress easement and access road is to be maintained jointly by the owners of tracts #1 and #2 of this survey.

There exists an 80' X 159' permanent drainage easement extending 75' in each direction north and south from a point in the center of White's Creek and at the east margin of 1-24 and extending approximately 80' easterly from said margin.

Being the Same property conveyed to William H. McGill and wife, Adelena C. McGill by deed from Rufus Neal Proby and wife, Carlef Proby, of record as Book 2244, Page 333. Adelena C. McGill died on December 3, 2005, vesting William H. McGill title to the property as surviving tenant by the entirety. William H. McGill died intestate on July 10, 2018 leaving issue: Elizabeth Hendrix, William McGill, Jr., Robert McGill, James McGill, and Patricia Meyer. Instrument No. 20180702-0064109 in the Register's Office for Davidson County, Tennessee was recorded to transfer the property from William H. McGill and the McGill Sr. Family Trust to the McGill Sr. Family Trust, Part "B". William H. McGill is also known as William H. McGill, Sr.

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 202101040000395, Register's Office for Davidson County, Tennessee. Said Power of Attorney is authorized under Article XII section F of 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.
Easement recorded in Book 5282, Page 212.

GREENBELT APPLICATION of record in Instrument No 20181220-0123849. The Buyer shall reapply for Greenbelt classification or be subject to any applicable rollback taxes.

Easement for the flow of the waters of the Whites Creek river (or creek), and the rights of the public therein.

This is improved property located at 0 Ingram 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 23rd day of December, 2020.

McCall Sr Family Trust

BY: Elizabeth A. Hendrix Co Trustee William A McGill Jr. Co Trustee by Elizabeth A. Hendrix Atty in fact

Elizabeth A. Hendrix, Co-Trustee

William H. McGill, Jr., Co-Trustee by
Elizabeth A. Hendrix, Attorney in Fact
Elizabeth A. Hendrix Atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, 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 of the McGill Sr. Family Trust the maker or 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 office, this 23rd day of December, 2020.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, 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 the Attorney in fact for William H. McGill Jr., Co-Trustee of the McGill Sr. Family Trust and that is authorized by William H. McGill Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of December, 2020.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Jamie Mooney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY