Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 669208 DEEDWARR
07/01/2021 10:29:39 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20210701-0089186

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 28 day of June 2021.

Notary Public
My commission expires: 6-23-25

Address of New Owner:	Send Tax Bills to:	Tax Information
Woodcock Memorial Baptist Chur 4878 Lickton Pike Whites Creek, TN 37189	New Owner	031-00-0-096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Furman O'Neal, an undivided one-half interest, and Patrick Genadius O'Neal, an undivided one-half interest,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Woodcock Memorial Baptist Church,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

That certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, beginning at an iron stake in a north line of Boots Randolph, said stake being 688 feet westerly with a fence line from the center line of Lickton Pike, a corner of W. T. Hunter and the southeast corner of this land, thence with a fence and the line of said Randolph north 78 degrees 30' west 545 feet to a post and north 3 degrees east 686 feet to a hackberry tree, a corner to said Randolph and Louis Ingram; thence with the line of said Ingram north 35 degrees 30' east 633 feet to an iron stake at a spring and south 67 degrees 30' east 132 feet to a 36 inch sycamore tree on the north side of a branch a corner to said Ingram and Williams thence with the line of said Williams south 46 degrees 30' east 122.2 feet to a point in the center of said branch and south 66 degrees 30' east 344.5 feet to an iron stake north of said branch, between said branch and a gravel road, a corner to aforesaid Hunter in the line of said Williams; thence with the lien of said Hunter south 20 degree 30' west 1,097.5 feet to the beginning, containing 17.8 acres more or less.

Together with right of ingress and egress not in excess of twenty (20) feet in width to and from this property herein conveyed to and from the private road or way running westerly from Lickton Pike, the Grantees to bear the expense of providing such means of access to the property.

Being the same property conveyed to Furman G. O'Neal and wife, Linda F. O'Neal by Deed from W. T. Hunter dated July 24, 1972 of record in Book 4625, page 414, Register's Office for Davidson County, Tennessee. The said Furman G. O'Neal having predeceased his wife, Linda F. O'Neal, and his interest in the property vested in Linda F. O'Neal. Further, being the same property conveyed to Kenneth Furman O'Neal, an undivided one-half interest, and Patrick Genadius O'Neal, an undivided one-half interest, by Quitclaim Deed from Linda F. O'Neal dated May 28, 2015 of record as Instrument No. 20150528-0049386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 0 Lickton Pike, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of June, 2021.

Kenneth Furman O'Neal

Patrick Genadius O'Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Furman O'Neal and Patrick Genadius O'Neal,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of June, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021067120