Karen Johnson Davidson County
Batch# 678782 DEEDWARR
07/19/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20210719-0096319

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $915,000.00.

Affiant

Subscribed and sworn before me this the 13th day of July, 2021.

Notary Public
My commission expires: 4/23/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel W. Fielding 3845 Knight Drive Whites Creek, TN 37189	BNC National Bank 7007 College Blvd., Ste 600 Overland Park, KS 66211	040 087.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID W. HUMES AND GAIL E. HUMES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL W. FIELDING AND KIMBERLY A. FIELDING, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, February 14, 1951, as follows:

Beginning at an iron pin at what was formerly Owsley's southwest corner, Gifford's easterly line; thence with Gifford's easterly line South 1 deg., east 1121 feet; thence south 67 deg. 45 min. west 100 feet to the center of Knight Road; thence with the center of said Road south 40 deg. 30 min. east 79 feet; thence north 51 deg. east 249 feet to the center of a creek; thence with the center of said creek north 74 deg. 30 min. east 184 feet; thence north 84 deg. 30 min. east 346 feet; thence south 87 deg. 30 min. east 267 feet to a point where a lane emerges from said creek; thence with the center of said lane north 76 deg. east 123 feet to the east bank of said creek; thence with the center of said lane north 85 deg. 45 min. east 132 feet; thence south 63 deg. 15 min. east 178 feet to the center of said creek; thence with the center of said creek, north 87 deg. 45 min. east 432 feet; thence south 81 deg. 30 min. east 214 feet to the westerly line of the property of Cue Hamilton; thence with Hamilton's westerly line north 2 deg. 10 min. west 1169 feet to an iron pin, Owsley's southerly line; thence with said line, south 86 deg. 30 min. west 1988 feet to the beginning containing 49.8 acres, more or less.

Being the same property conveyed to David W. Humes and Gail E. Humes, by deed dated 08/17/2005, from Loretta Lynn and the trustees of the Testamentary Trust created by the Last Will and Testament of O. V. Lynn, Jr., as their interests may appear, of record in Instrument No. 20050819-0099115, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3845 Knight Drive, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 13th day of July, 2021.

David W. Humes

Gail E. Humes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Humes and Gail E. Humes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21 (date of document).

Affiant Signature

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY