JM-BH18-21-4008

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-3652-2021

Karen Johnson Davidson County
Batch# 755090 **DEEDWARR**
11/15/2021 02:00:29 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20211115-0151791

WARRANTY DEED

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of NOV, 2021

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Byers Taylor and Scott Taylor 4008 Brandywine Pointe Blvd. Old Hickory TN 37138	Same address as new owner	064-03-0A-019-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($725,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUSAN BACON MCGEE AND W. DAVID MCGEE, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMILY BYERS TAYLOR AND SCOTT TAYLOR, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Phase 2-B, Brandywine Pointe, of record in Book 9700, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Bacon McGee and W. David McGee, husband and wife, from Norman H. Hanauer and Kim Hanauer, husband and wife, by Warranty Deed dated September 23, 2016 and recorded October 3, 2016 in Instrument #20161003-0103960, said Register's Office.

The address of the herein described property is believed to be 4008 Brandywine Pointe Blvd., Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of November, 2021

GRANTOR(S)

Susan Bacon McGee by W. David McGee, her Attorney-In-Fact

Susan Bacon McGee by W. David McGee, her Attorney-In-Fact

W. David McGee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, W. David McGee, 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 seal, this the 10th day of November, 2021.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, W. David McGee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Susan Bacon McGee, as their attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Susan Bacon McGee.

WITNESS my hand and seal, this the 10th day of November, 2021.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25