# WARRANTY DEED

Karen Johnson Davidson County
Batch# 757120 DEEDWARR
11/17/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20211117-0153139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/20/2022
(AFFIX SEAL)

KAILEY B. DEMASTUS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jennifer Champion Thigpen and James Austin Thigpen | F&M Bank | Parcel ID: 160 00 0 024.00 |
| (NAME) 749 Hill Road | (NAME) PO BOX 451 | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Clarksville, TN 37041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Henry King McGee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Champion Thigpen and James Austin Thigpen, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being the Westerly part of Lot 7, on the Map of D.C. Kelleys Subdivision of the Scales and Wilkinson Lands, Bentwood, Tennessee, as of record in Book 421, page 13, Register's Office for said County.

Commencing with an iron pin located in the Southern right-of-way margin of Hill Road, Sixth Civil District of Davidson County, Tennessee, and the Northeastern corner of Lot No. 6 and the Northwestern corner of Lot No. 7; thence S 85 deg 00' East 210.0 feet to an iron pin the point of beginning; thence S 85 deg 00' East 219.9 feet to an iron pin; thence S 2 deg 02" 19" West 1088.14 feet to a corner post; thence N 85 deg 21' 55" West 430.61 feet to a corner post; thence N 2 deg. 03' 54" East 460.97 feet to an iron pin; thence N 2 deg 03' 54" East 630 feet to the point of beginning.

Being the same property conveyed to Henry King McGee, by Quit Claim Deed from Pocahontas Brown McGee, of record in Book 11400, Page 171, in the Register's Office of Davidson County, Tennessee, dated March 23, 1999

and recorded on March 25, 1999. Said Henry King McGee having since been divorced from Pocahontas Brown McGee, by Final Decree of Divorce recorded March 10, 1999 in the Second Circuit Court for Davidson County, Tennessee, Docket No. 98D-203.

Being the same property conveyed to Henry King McGee, by Warranty Deed from Third National Bank in Nashville, Executor of The Estate of Alice B. Sanders, Deceased, of record in Book 4528, Page 445, in the Register's Office of Davidson County, Tennessee, dated August 10, 1971 and recorded on August 12, 1971.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 749 Hill Road, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 10th day of November 2021

Henry King McGee

Henry King McGee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Henry King McGee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/17/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 11, 2021**.

Date

Affiant Signature

**11/12/2021**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **12th** day of **November**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY