Karen Johnson Davidson County
Batch# 895264 DEEDWARR
07/28/2022 10:27:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220728-0086072

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of July, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Facilities Development Group, LLC	SAME AS NEW OWNER	187-00-0-045.00
(NAME)	(NAME)	
101 Westpark Drive, Ste. 140		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald Barry McPeak and wife, Moonyene K. McPeak,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Facilities Development Group, LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by Donald W. Fortner, surveyor, March 20, 1975, as follows:

Beginning at a point in the northwest corner of Ferrell (Book 7494, page 79, RODC; formerly Carl D. Clark property); thence, with Ferrell's northerly line S 86° 40' E 171.25' to a point in the northeast corner of Ferrell's property; thence, N 7° 25' E 1,001.32' to a point; thence, N 84° 02' W 171.25' to a point; thence, S 6° 52' W 485.65' to a point; thence, S 7° 53' W 523.56' to the point of beginning.

Being the same property conveyed to RONALD BARRY MCPEAK AND WIFE, MOONYENE K. MCPEAK, by deed from HARRY L. TUCKER AND VIRGINIA L. WADSWORTH (FORMERLY TUCKER), of record in Book 5928, page 395, dated August 24, 1982, said Register's Office.

TOGETHER WITH an Easement or Right-of-Way for Access to Property set forth as Instrument No. 20220728-0086071, said Register's Office.

This property is _X_unimproved __improved property known as: 0 Burkitt Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2022.

Ronald Barry McPeak

Moonyene K. McPeak

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Barry McPeak and Moonyene K. McPeak, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2022.

Notary Public
My Commission Expires:

