Karen Johnson Davidson County
Batch# 910688 DEEDWARR
08/31/2022 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220831-0098199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-14796NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
5450 FPC LLC	5450 FPC LLC	106000003400
(NAME)	(NAME)	
5450 Franklin Pike Circle	5450 Franklin Pike Circle	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES E. WHITFIELD, SR. AND MARGARET WHITFIELD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5450 FPC LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of D. C. Kelley's Subdivision at Brentwood, Davidson County, Tennessee, being further described according to a survey by Hal R. Swann, Surveyor, October 12, 1957, as follows:

Beginning at a point in the center line of Old Franklin Road, said point being located 21 feet northwest of

an iron pin in the easterly margin of said Road and 227.2 feet southwesterly from the common corners of Lots Nos. 2 and 12 on said plan; thence south 84 degrees 30 minutes east passing an iron pin at 21 feet, 328.3 feet to an iron pin in the westerly margin of Lot No. 11 on said plan, said iron pin being located 225 feet southwest from an iron pin in the northeast corner of Lot No. 12; thence with the westerly line of Lot No. 11, south 2 degrees west 198.5 feet, more or less, to an iron pin; thence north 82 degrees west passing an iron pin at 388.5 feet, 409.5 feet to the center line of Old Franklin Road; thence with the center line of said Road, north 31 degrees 15 minutes east 168 feet, more or less, to a point; thence containing with the center line of said road, north 19 degrees 30 minutes east 37.3 feet to the point of beginning.

Being the same property conveyed to Margaret N. Whitfield and husband, James E. Whitfield, Sr. by Deed dated January 18, 2006 from Martha A. Denton, unmarried, of record in Instrument Number 20060123-0008131, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5450 Franklin Pike Circle, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 30 day of August 2022.

James E. Whitfield, Sr.

Margaret Whitfield

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of August 2022, before me personally appeared **James E. Whitfield, Sr. and Margaret Whitfield** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of August 2022.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 8/30/2022 (date of document).

Affiant Signature
Date 8/30/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 30 day of August, 2022

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY