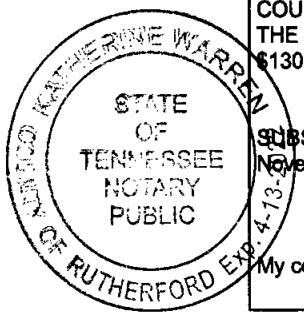
Karen Y Johnson Davidson County
Batch# 162703 **DEEDWARR**
11/20/2018 01:50:14 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20181120-0114285



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of November, 2018.

Katherine Warren NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin C. Wilson	Same as	087 13 0 089.00
(NAME)	(NAME)	
181 Due West Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $130,000.00 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 **Mark Darwin Mayhugh, Trustee and Cindy Leigh Mayhugh, Trustee of the Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Benjamin C. Wilson**, 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 Davidson County, Tennessee, Being Lot 31, Section 4, Valley Grove, as shown on plat of record in Plat Book 5800, Page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed by Warranty Deed from Peter S. Martinez, unmarried to Mark Mayhugh and wife, Cindy Mayhugh, dated October 23, 2012 and recorded in Deed Book 8767, Page 23; Quit Claim Deed from Mark Mayhugh and Cindy Mayhugh, Individually to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, Trustees and any Successors Trustees thereto, U/A/D August 20, 2001, recorded on August 20, 2001 in Instrument No. 200108200089419; Quit Claim Deed from Mark Darwin Mayhugh and Cindy Leigh Mayhugh, Trustees (of the Mayhugh Joint Revocable Living Trust agreement), U/A/D 08/20/2001 to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, husband and wife, as recorded on June 18, 2004 in Instrument No. 20040618-0072561 and Quit Claim Deed from Mark Darwin Mayhugh and Cindy Leigh Mayhugh, husband and wife, to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, Trustees (of the Mayhugh Joint Revocable Living Trust agreement), U/A/D 08/20/2001 as recorded June 18, 2004 in Instrument No. 200406180072563, all in the Register's Office for Davidson County, Tennessee. Further conveyed by Quit Claim Deed from Mark Darwin Mayhugh and wife, Cindy Leigh Mayhugh, Trustees of the Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001, to Mark D. Mayhugh and wife, Cindy L. Mayhugh, dated October 10, 2012 in Instrument No. 201210160094554, said Register's Office. Further conveyed to Mark Darwin Mayhugh and wife, Cindy Leigh Mayhugh, Trustees of the Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001 by Quit Claim Deed from Mark D. Mayhugh and wife, Cindy L. Mayhugh, dated October 10, 2012 and recorded in Instrument No. 20121023-0097140, said Register's Office.

This property is __unimproved _X_improved property known as: 4432/4434 Central Valley Dr, Hermitage, TN 37076.

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 13th day of November, 2018.

Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001

BY: _____ Trustee
Mark Darwin Mayhugh, Trustee

BY: _____ Trustee
Cindy Leigh Mayhugh, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Darwin Mayhugh, Trustee and Cindy Leigh Mayhugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2018.

_____
Notary Public
My Commission Expires: 5-20-19

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
~~**Birthright Title, LLC**~~
~~**2734 N. Mt. Juliet Road**~~
~~**Mt. Juliet, TN 37122**~~

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069