Karen Y Johnson Davidson County
Batch# 162714 DEEDWARR
11/20/2018 02:01:34 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20181120-0114309

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

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 (NAME)	Same as (NAME)	087 13 0 023.00
181 Due West Drive (ADDRESS)	New owner (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:

Being Lot 47, Central Valley, as shown on plat of record in Plat Book 5800, Page 71, 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 Shirley A. Tripp, an unmarried person to Mark D. Mayhugh and wife, Cindy L. Mayhugh, dated 07/19/2001 and recorded in Instrument No. 200107200077495,; Quit Claim Deed from Mark D. Mayhugh and Cindy L. Mayhugh, Individually to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, Trustees, U/A/D August 20, 2001, dated 08/20/2001 in Instrument No. 200108200089421; 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 D. Mayhugh and Cindy L. Mayhugh, husband and wife, dated 10/10/2012 and recorded in Instrument No. 201210110093350 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 dated 10/10/12 and recorded in Instrument No.20121023-0097141, all in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 4329/4331 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: _____
Mark Darwin Mayhugh, Trustee

BY: _____
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: 5-2019

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