WARRANTY DEED

Karen Johnson Davidson County
Batch# 248467 DEEDWARR
06/25/2019 03:18:17 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20190625-0061575

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

$172,500.00

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$179,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wild Magnolia, LLC	Wild Magnolia, LLC	044-14-0-086.00
(NAME)	(NAME)	
401 South Mt. Juliet Road #235	401 South Mt. Juliet Rd. #235	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert E. Hewgley, Jr. and James R. Hewgley, Executors of the Estate of Ama Porch Hewgley, and Robert E. Hewgley, Jr. and James R. Hewgley, Heirs-at-Law**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wild Magnolia, LLC, a Tennessee limited liability company and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Fourth Civil District of Davidson County, Tennessee, being Lot No. 44 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, of record in Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Robert E. Hewgley and wife and Ama P. Hewgley, and their heirs and assigns by Deed from William F. Bloodworth and wife, Glen C. Bloodworth , dated November 13, 1948 and recorded November 22, 1948 of record in Book 1646, Page 373, Register's Office for Davidson County, Tennessee. The said Robert E. Hewgley died on January 12, 1979, leaving the said Ama P. Hewgley as the sole surviving tenant by the entirety. Ama P. Hewgley having since died December 20, 2018, vesting property to Robert E. Hewgley, Jr. and James R. Hewgley, Executors of the Estate of Ama Porch Hewgley (aka Ama P. Hewgley), according to Letters of Testamentary and Petition to Probate Will filed February 20, 2019 as Docket No. 19P345, Circuit Court of Davidson County, Tennessee, Probate Division, and as her only heirs at Law.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee; Easement for all utilities, including ingress and egress over the property as conveyed in Deed recorded in Book 1646, Page 373 Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 433331
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-Tub-19-1400

unimproved ☐

This is improved ☒ 1400 8th Street, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of June, 2019.

Estate of Ama Porch Hewgley

Robert E. Hewgley, Jr. Executor
By: Robert E. Hewgley, Jr., Executor

James R. Hewgley, Executor
By: James R. Hewgley, Executor

Robert E. Hewgley, Jr. Heir
Robert E. Hewgley, Jr., Heir

James R. Hewgley, Heir
James R. Hewgley, Heir

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Hewgley, Jr. and James R. Hewgley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged themselves to be the Executors of Estate of Ama Porch Hewgley the within named bargainer, and they being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of June, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Hewgley, Jr. and James R. Hewgley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained, and as their free act and deed.

Witness my hand and Official seal this 21st day of June, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 433331
Warranty Deed TN