Name and Address of New Owner:
WLC Construction, LLC

Send Tax Bills To:
WLC Construction, LLC

Karen Johnson Davidson County
Batch# 280469 DEEDWARR
09/04/2019 10:13:04 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20190904-0089101

This Instrument Prepared By:
Stephen Von Mann
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09109024300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peggy June Hill, Trustee of The Revocable Trust of Peggy June Hill dated November 5, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WLC Construction, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the north parts of Lots Nos. 174 and 175 and 176 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office, Davidson County, Tennessee, said property being located in the Eight District of said County.

Said parts of said lots front 91 feet on the easterly side of Nall Street or A venue and run back between lines, 151.7 feet on the south line; 157.7 feet on the north line, along the south margin of an alley to the west line of Lot No. 177 on which they measure 43.5 feet.

Being the same property conveyed to Peggy June Hill, Trustee of the Revocable Trust of Peggy June Hill U/A dated November 5, 2018 by Quitclaim Deed from Peggy June Hill dated January 9th 2019 and recorded January 31st 2019 of record in Instrument No. 20190131-0009235 in the said Register's Office, Davidson County, TN.

Further being the same property previously conveyed to William Osro Rogers, Allen Edward Rogers and Peggy June Hill as tenants in common by Affidavit of Heirship at Instrument Number 20181219-0123126, Register's Office, Davidson County, Tennessee. At his passing, the share of William Osro Rogers was transferred to Allen Edward Rogers and Peggy June Hill by Affidavit of Heirship at Instrument Number 20181226-0124884, Register's Office for Davidson County, Tennessee. Allen Edward Rogers subsequently transferred his interest in the property to Peggy June Hill by Quitclaim Deed at Instrument Number 20190117-0004911, Register's Office, in Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2019.

The Revocable Trust of Peggy June Hill dated November 5, 2018

By: Peggy June Hill Trustee (SEAL)
Peggy June Hill, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peggy June Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Revocable Trust of Peggy June Hill U/A dated November 5, 2018, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Peggy Jwie Hill as such TRUSTEE. Witness my hand and official seal this 3rd day of September, 2019.

Witness my hand, at office, this 3rd day of September, 2019.

WILLIAM CASTLEMAN, JR. NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of September, 2019.

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Notary Public
My commission expires: 09-20-2020
File No. 19-562