RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190745

WARRANTY DEED

Karen Johnson Davidson County
Batch# 310273 DEEDWARR
11/04/2019 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20191104-0113524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2019.

NOTARY PUBLIC

My commission expires: 12-5-2021

SADDLE SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dustin Wilkerson and Deanna Wilkerson 2809 Donna Hill Dr. Nashville, TN 37214	Same address as new owner	087-13-0-089.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN C. WILSON**, married, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT DUSTIN WILKERSON, SINGLE, AND DEANNA WILKERSON, SINGLE,** joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 the same property conveyed to Benjamin C. Wilson, by Warranty Deed from Mark Darwin Mayhugh, Trustee and Cindy Leigh Mayhugh, Trustee of the Mayhugh Joint Revocable Living Trust Agreement U/A/D August 20, 2001, dated 11/13/2018, recorded 11/20/2018, of record in Instrument No. 20181120-0114285, in the Register's Office for Davidson County, Tennessee.

Being the same property previously 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 Quitclaim Deed from Mark D. Mayhugh and wife, Cindy L. Mayhugh, dated 10/10/2012, recoded 10/23/2012, of record in Instrument No. 20121023-0097140, said Register's Office.

Being the same property previously conveyed to Mark D. Mayhugh and wife, Cindy L. Mayhugh by Quitclaim 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, dated 10/10/2012, recorded 10/16/2012, of record in Instrument No. 20121016-0094554, said Register's Office.

Being the same property previously conveyed to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, Trustees of the Mayhugh Joint Revocable Living Trust Agreement U/A/D 8/20/01 by Quitclaim Deed from Mark Darwin Mayhugh and Cindy Leigh Mayhugh, husband and wife, recorded 6/18/2004 in Instrument No. 20040618-0072563, said Register's Office.

Being the same property previously conveyed to Mark Darwin Mayhugh and Cindy Leigh Mayhugh, husband and wife, by Quitclaim Deed from Mark Darwin Mayhugh and cindy Leigh Mayhugh, Trustees (of the Mayhugh Joint Revocable Living Trust agreement) U/A/D 8/20/01, recorded 6/18/2004 in Instrument No. 20040618-0072561, said Register's Office.

Being the same property previously 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, and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Mark Mayhugh and Cindy Mayhugh, Individually, dated 8/20/2001, recorded 8/20/2001, of record in Instrument No. 20010820-0089419, said Register's Office.

Being the same property previously conveyed to Mark Mayhugh and wife, Cindy Mayhugh by Warranty Deed from Peter S. Martinez, unmarried, dated 10/23/1992, recorded 10/27/1992, of record in Book 8767, page 23, said Register's Office.

The address of the herein described property is believed to be 4432 & 4434 Central Valley Drive, Hermitage, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

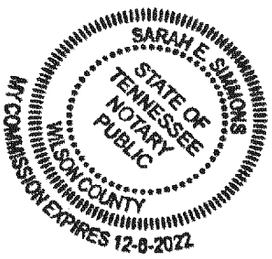
WITNESS MY/OUR HANDS, this the 31st day of October, 2019.

BENJAMIN C. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benjamin C. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2019.



Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-22

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

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