RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190749

WARRANTY DEED

Karen Johnson Davidson County
Batch# 312832 DEEDWARR
11/07/2019 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20191107-0115234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SARAH E. SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

NOTARY PUBLIC

My commission expires 12-8-22

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
Michael E. Bailey and wife, Jill J. Bailey 5336 Highland Place Way Hermitage, TN 37076	Same address as new owner	087-09-0-027.00

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, **WHITNEY WILSON AND BENJAMIN WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017, AND BENJAMIN WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL E. BAILEY AND JILL J. BAILEY**, husband and wife, 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 No. 224, Section 9, Valley Grove, as shown on plat of record in Plat Book 5200, page 605, 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 Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017, and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017, by Quitclaim Deed from Benjamin C. Wilson, also known as Benjamin Wilson and wife, Whitney Wilson, dated 5/13/2019, recorded 5/29/2019, of record in Instrument No. 20190529-0050636, in the Register's Office for Davidson County, Tennessee.

Being the same property previously 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. 20181120-0114295, 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 t20, 2001 by Quitclaim Deed from Mark D. Mayhugh and wife, Cindy L. Mayhugh, dated 10/10/2012, recorded 10/23/2012, of record in Instrument No. 20121023-0097142, 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 August 20, 2001, by Quitclaim Deed from Mark D. Mayhugh and Cindy L. Mayhugh, Individually, dated 8/20/2001, recorded 8/20/2001, of record in Instrument No. 20010820-0089420, said Register's Office.

Being the same property previously conveyed to Mark D. Mayhugh and wife, Cindy L. Mayhugh by Warranty Deed from Bernice R. Woodard, Trustee of the Bernice R. Woodard Trust, dated 5/23/1996, recorded 6/3/1996, of record in Book 10069, page 968, said Register's Office.

The address of the herein described property is believed to be 4648 A&B Forrest Ridge 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 they are lawfully seized and possessed of said real estate; that they have 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 covenant and bind themselves, their 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.

THE WHITNEY WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017, AND THE BENJAMIN WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017

BY: _____, Trustee
WHITNEY WILSON, TRUSTEE

BY: _____, TRUSTEE
BENJAMIN WILSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Whitney Wilson and Benjamin Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves as Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017, and as Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017, and that in their capacity as such Trustees, that they executed the within instrument for the purposes therein contained.

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

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

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