RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190763

Karen Johnson Davidson County
Batch# 395427 DEEDWARR
05/04/2020 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200504-0046323

WARRANTY DEED

STATE OF TENNESSEE $175,000.00
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of November, 2019.

NOTARY PUBLIC

My commission expires: 12-6-2022

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

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
Benjamin Wilson Revocable Living Trust or Assignee 625 Belgium Drive Hermitage, TN 37076	Same address as new owner 2231 N. Mt Juliet Rd Suite 202 Mt Juliet, TN 37122	075-12-0-013.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), 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, **CHARLES W. MEADOR, TRUSTEE, UDT, CHARLES W. MEADOR FAMILY TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN WILSON REVOCABLE LIVING TRUST OR ASSIGNEE**, 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:

Being Lot no. 241, on the Plan of HIGHLANDS OF TULIP GROVE, Section 3, of record in Plat Book 4675, Page 140, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Meador, Trustee, UDT, Charles W. Meador Family Trust dated January 20, 2014 and recorded January 21, 2014 in Instrument Number 20140121-0005217, Register's Office for Davidson County, Tennessee.

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.

Property more commonly known as 625 Belgium Drive, Hermitage, TN 37076

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 18th day of November, 2019.

CHARLES W. MEADOR, TRUSTEE, UDT, CHARLES W. MEADOR FAMILY TRUST

Charles W. Meador, Trustee
BY
ITS: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

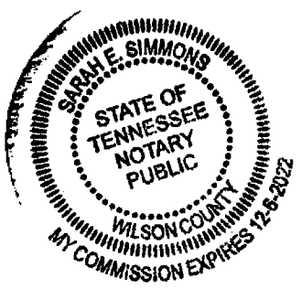
Personally appeared before me, a Notary Public, of said County and State, Charles W. Meador, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Charles W. Meador Family Trust the within named bargainor and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, Trustee.

WITNESS my hand and seal, this the 18th day of November, 2019.

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-2022



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

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