RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200133

WARRANTY DEED	
Karen Johnson Davidson County Batch# 465815 **DEEDWARR** 08/28/2020 10:07:01 AM 3 pgs Fees: $18.00 Taxes: $1 072.63 20200828-0097781	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020. NOTARY PUBLIC My commission expires: 10/6/24

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peyton Williams and Tatiana Jinneman 1400 8th Street Old Hickory, TN 37138	Same address as new owner	044-14-0-086.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($289,900.00), 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, **WILD MAGNOLIA, LLC, a Tennessee limited liablity company, and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PEYTON WILLIAMS, UNMARRRIED MAN, AND TATIANA JINNEMAN, UNMARRIED WOMAN**, 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 the 4th 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 said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wild Magnolia, LLC, a Tennessee Limited Liability Company, and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, from 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, by Warranty Deed dated June 21, page 2019, and recorded June 25, 2019 in Instrument #20190625-0061575, said Register's Office.

Being the same property conveyed to Robert E. Hewgley and wife, Ama P. Hewgley from William F. Bloodworth and wife, Cleo C. Bloodworth by Deed dated November 13, 1948, and recorded November 22, 1948 in Book 1646, page 373, said Register's Office. Said Robert E. Hewgley died January 12, 1979 leaving 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 Testamentary and Petition to Probate Will filed February 20, 2019 as Docket #19P345, Circuit Court for Davidson County, Tennessee, Probate Division, and as her only heirs at law.

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 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 25th day of August, 2020.

WILD MAGNOLIA, LLC

BY: Heather Carty
Heather Carty, Authorized Agent

Benjamin Wilson, Trustee of the Benjamin Wilson Revocable Living Trust

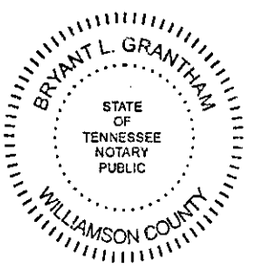
Whitney Wilson, Trustee of the Benjamin Wilson Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Heather Carty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Authorized Agent of Wild Magnolia, LLC the within named bargainor, and that as such Authorized Agent she executed the within instrument for the purposes therein contained by signing as Agent of Wild Magnolia, LLC.

WITNESS my hand and seal, this the 25th day of August, 2020.

Notary Public



Printed Notary Name

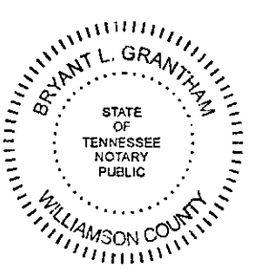
My commission expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and seal, this the 25th day of August, 2020.

Notary Public



Printed Notary Name

My commission expires: 6-20-2021