RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet TN 37122
File No.: WB200044

WARRANTY DEED	
Karen Johnson Davidson County Batch# 497548 DEEDWARR 10/16/2020 12:37:30 PM 4 pgs Fees: $23.00 Taxes: $1,002.70 20201016-0120795	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of May, 2020. NOTARY PUBLIC My commission expires: 12-20-22 SARAH E. SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 12-20-22

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R Mounts and Rachel Mounts 625 Belgium Drive, Hermitage TN 37076	Same address as new owner	075-12-0-013.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy One Thousand and 00/100 Dollars ($271,000.00), 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 AND WHITNEY WILSON TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW R MOUNTS AND RACHEL MOUNTS**, 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:

Being lot No. 241 on the Plan of Highlands of Tulip Grove, Section 3 of record in 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 Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust under the provisions of a Trust Agreement dated April 3, 2017, by Corrective Quitclaim Deed dated _____ and recorded _____ in Instrument 20201016012079 4__, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Wilson Revocable Living Trust or Assignee from Charles W. Meador, Trustee, UDT, Charles W. Meador Family Trust, by Warranty Deed dated November 18, 2019, and recorded May 4, 2020 in Instrument #20200504-0046323, Register's Office for Davidson County, Tennessee.

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

Being the same property conveyed to Charles W. Meador, an unmarried person, from Terry G. Reed, an unmarried person, by Warranty Deed dated July 16, 2004, and recorded July 19, 2004 in Instrument #20040719-0085732, Register's office for Davidson County, Tennessee.

The address of the herein described property is believed to be 625 Belgium Drive, Hermitage, TN 37076, 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 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 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 20th day of May, 2020.

, Trustee

BENJAMIN C. WILSON
TRUSTEE OF BENJAMIN WILSON
REVOCABLE LIVING TRUST DATED
APRIL 3, 2017

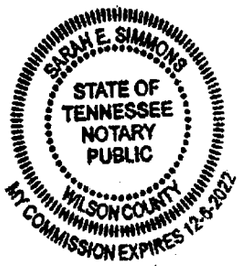
, Trustee

WHITNEY WILSON
TRUSTEE OF BENJAMIN WILSON
REVOCABLE LIVING TRUST DATED
APRIL 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21 day of May 2020, before me, appeared Benjamin C. Wilson and Whitney Wilson, Trustees of Benjamin Wilson Revocable Living Trust dated April 3, 2017, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did avow that they are the Trustees of the Benjamin C. Wilson Revocable Living Trust, the within-named bargainors, a Trust, and that as such Trustees they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

WITNESS my hand and seal, this the 20th day of May, 2020.



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