File No. 210110210

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

X Jeffy K. Hutcherson
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2010.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 10-27-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/30/10 08:29 3 pgs
Fees:18.00 Taxes:499.13
20101230-0103714

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery K. Hutcherson	Bank of America, N.A.	MAP 14715010400
(NAME) 4921 Millerwood Dr.	(NAME) 9000 Southside Blvd.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jeffery Keith Hutcherson, Executor of The Estate of Dottie Jo Megibben**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto Jeffery K. Hutcherson, a single person**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the PLAN OF WHISPERING HILLS, SECTION 5, as shown by plat of record in Plat Book 3300, Page 11, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles K. Megibben and wife, Dottie J. Megibben by Warranty Deed dated September 2, 1994, from Mildred P. Rauschenberger, unmarried and filed for record on September 6, 1994, in Book 9456, Page 908, Register's Office for said County. The said Dottie J. Megibben died testate on July 28, 2010, and was predeceased by Charles K. Megibben who died on March 2, 2010. The said Estate of Dottie J. Megibben has since been declared insolvent and by Order Ratifying Contract for Sale of Real Estate, authority to convey and sell the herein described property, was given to Jeffrey Keith Hutcherson, as Executor of The Estate of Dottie Jo Megibben.

Subject to all matters as set forth on the plat of record in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement as shown of record in Book 6180, Page 957, Register's Office for said County.

Taxes for the year 2011 and subsequent years, a lien, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4921 Millerwood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of December, 2010.

Jeffery Keith Hutcherson, Executor of the Estate of Dottie Jo Megibben

By: Jeffery Keith Hutcherson, Executor

Jeffery Keith Hutcherson, Executor

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery Keith Hutcherson with whom I am personally acquainted and who proved himself/herself to be the Executor of The Estate of Dottie Jo Megibben, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2010.

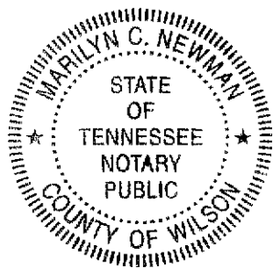
Commission expires: 10-27-13

Notary Public

File Number: 210110210

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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.

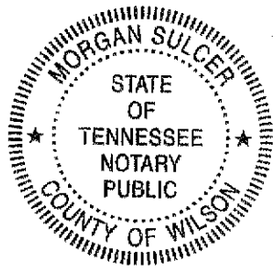
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013