WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of May, 2011.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
SIDWELL, BARRETT & WELCH, P.C.
STEWART TITLE COMPANY TENNESSEE DIVISION, 5107 MARYLAND WAY, BRENTWOOD, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alice Megan Robinson	F & M Bank	173040A18200CO
4924 Alexis Drive	1639 Medical Center Parkway, Suite 101	
Antioch, TN 37013	Murfreesboro, TN 37129	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Meredith L Hughes and Rodney H. Hughes and Rebecca L. Windham and Tiffany H. Shiver, each a one-fourth (1/4) undivided interest as tenants in common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alice Megan Robinson, single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 182 on the Plan of Oak Highlands, Phase 1, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Ronald H. Hughes, An Unmarried Man by Deed from LeRoy F. Beer and Karen J. Beer, Husband and wife, dated 11/20/2002 and filed for record on 12/02/2002 in Instrument No. 20021202-0148245, Register's Office for Davidson County, Tennessee. The said Ronald H. Hughes died testate on 07/20/2010 devising subject property to Meredith L. Hughes, Rodney H. Hughes, Rebecca L. Murray and Tiffany B. Shiver as evidenced by the Last Will and Testament of Ronald H. Hughes filed in Document No 10P1266, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being further conveyed to Rebecca L. Windham, Rodney H. Hughes, Meredith L. Hughes and Tiffany H. Shiver, each a 1/4 undivided interest as Tenants in Common by Deed from Tiffany H. Shiver, Executrix of the Estate of Ronald H. Hughes, dated 01/24/2011 and filed for record on 02/08/2011 in Instrument No. 20110208-0011089, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE **SUBJECT** TO THE FOLLOWING:

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. All matters as set forth per Plat Book 6900, Page 431, Plat Book 6900, Page 432-435, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110033651 DEEDWARR
Recvd: 06/06/11 10:38 3 pgs
Fees:18.00 Taxes:573.50
20110606-0043122

Restrictions of record in Book 7350, Page 24, said Register's Office.
Rerecorded Restrictions and By-laws of record in Book 7367, Page 587, as amended in Book 8765, Page 77, said Register's Office.
Said By-Laws were amended of record in Book 8765, Page 90, said Register's Office.
Storm water Detention Agreement of record in Book 7189, Page 379, said Register's Office.
Deed of Conveyance of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, and Book 7748, Page 453, said Register's Office.
Charter of record in Book 7337, Page 529, Book 8765, Page 100, and Instrument No. 20070807-0093758, said Register's Office. said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7473, Page 697, said Register's Office.

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 4924 Alexis Drive, Antioch, TN 37013
(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), their heirs and/or 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), their heirs and/or 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 1 day of June 2011

Meredith L. Hughes by Rodney Hughes, Attorney in Fact
Meredith L. Hughes by Rodney Hughes, Attorney in Fact

Rebecca L. Windham by Rodney Hughes Attorney in Fact
Rebecca L. Windham by Rodney Hughes, Attorney in Fact

Tiffany H. Shiver by Rodney Hughes Attorney in Fact
Tiffany H. Shiver by Rodney Hughes, Attorney in Fact

Rodney H. Hughes

STATE OF Missouri
COUNTY OF St. Louis

On this 1st day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Rodney Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Meredith L. Hughes, Rebecca L. Windham and Tiffany H. Shiver, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Witness my hand and seal this 1st day of June, 2011.

Lois G. Stiegemeier
Notary Public
My Commission Expires: 7/31/11

LOIS G. STIEGEMEIER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission Number: 07386791
My commission expires July 31, 2011

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me Rodney H. Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 1st day of June, 2011.

Lois G. Stiegemeier
Notary Public
My Commmission Expires: 7/31/11

LOIS G. STIEGEMEIER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission Number: 07386791
My commission expires July 31, 2011

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027