Davidson County DEEDWARR
Recvd: 09/05/14 12:29 3 pgs
Fees:18.00 Taxes:386.28
20140905-0081490

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $104,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 12-6-16
File No. G14-9797D

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marcella W. McCutcheon (NAME)	Peoples Home Equity (NAME)	41-12-71
3907 Thackery Drive (STREET ADDRESS)	150 N. Seven Oaks (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville TN 37922 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Linda D. Davis, Executrix of The Estate of Sophia Elizabeth Dillard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcella W. McCutcheon**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 97 on the plan of BELLSHIRE ESTATES, SECTION TWO, as shown by plat of record in Plat Book 2133, Page 111, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Thackeray Drive at the corner of Lots Nos 97 and 98; thence with the line between said 2 lots, eastwardly 258.2 feet to a point in the northerly line of Lot No. 100; thence with the line between Lots Nos 97 and 100, northeastwardly 48.8 feet; thence North 4° 25 minutes east 54.0 feet to the corner of Lots Nos. 96 and 97; thence with the line between said 2 lots, westwardly 293.4 feet to the easterly margin of Thackeray Drive; thence with the same, southwardly 88.0 feet to the beginning.

BEING the same property conveyed to Linda Davis, Trustee under the Revocable Trust Agreement of S. Elizabeth Dillard dated June 30, 2011 from Sophia Elizabeth Dillard, a widow, by Quit Claim Deed dated June 30, 2011, as Instrument No. 20110713-0053656, in the Register's Office for Davidson County, Tennessee. The said Sophia Elizabeth Dillard having since died testate on March 29, 2012, leaving subject property vested in Linda D. Davis, Executrix, to pursuant to the Order to Sell Real Property and Approving Contract for Sale, probated under Case No. 13P-220, in the Probate Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2294, page 346, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 111, Register's Office for Davidson County, Tennessee.

3. Abstract of Trust as recorded in Instrument No. 20110713-0053655, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers/storm drainage as recorded in Book 5563, page 747, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3907 Thackery Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 29th day of August, 2014.

THE ESTATE OF SOPHIA ELIZABETH DILLARD

By: Linda D. Davis
Linda D. Davis, Executrix

August 29, 2014
Date

STATE OF North Carolina

COUNTY OF Cumberland }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Linda D. Davis, Executrix for The Estate of Sophia Elizabeth Dillard, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2014.

My Commission Expires: 01/24/2018

Sandy Riedinger
Notary Public

SANDY RIEDINGER
NOTARY PUBLIC
CUMBERLAND CO.
NORTH CAROLINA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

