This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2015-0501

Davidson County DEEDWARR
Recvd: 10/15/15 15:59 4 pgs
Fees:23.00 Taxes:288.60
20151015-0105135

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Tom Donkin & Bill Donkin 1002 Chadwell Drive Madison TN 37115	Same As New Owner	051 03 0 044.00

Executor's Deed

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 hereby acknowledged, **Lisa Hutchison Jones and Daryl Davis Hutchison, Co-Personal Representatives of the Estate of James Daryl Hutchison, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Order to Probate Will of said decedent as of record in the Court of Rutherford County, Tennessee, and pursuant to Letters Testamentary issued on September 4, 2015, by the Court of Rutherford County, Tennessee (See Exhibit A),** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Tom Donkin and Bill Donkin,** hereinafter called the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James D. Hutchison and wife, Geneva D. Hutchison by Warranty deed from Frank P. Dixon and wife, Velma L. Dixon of record in Book 2454, page 44, Register's Office for Davidson County, Tennessee, dated October 12, 1955 and recorded on October 14, 1955. The said Geneva D. Hutchison died January 22, 2013, leaving James D. Hutchison as tenant by the entirety. The said James D. Hutchison died July 7, 2015, having probated his Last Will and Testament of record in Court of Rutherford County, Tennessee, devising the subject property to Daryl Davis Hutchison and Lisa Hutchison Jones.

Being also known as 602 Chadwell Drive, Madison, TN 37115.

Subject to: Easements or claims of easements not shown by the Public Records. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2204, Page 47, in the Register's Office for Davidson County, Tennessee.

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. 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.

Executed to be effective as of the 1 day of Oct, 2015.

The Estate of James Daryl Hutchison

BY: Lisa Hutchison Jones
Lisa Hutchison Jones, Personal Representative

BY: Daryl Davis Hutchison
Daryl Davis Hutchison, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Lisa Hutchison Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Personal Representative of The Estate of James Daryl Hutchison, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Personal Representative.

Witness my hand this 8 day of October, 2015.

Notary Public

My Commission Expires: 7-5-16

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Daryl Davis Hutchison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Personal Representative of The Estate of James Daryl Hutchison, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Personal Representative.

Witness my hand this 8 day of October, 2015.

Notary Public

My Commission Expires: 7-5-16

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $78,000.00

Affiant

Sworn to and subscribed to before me this 8 day of Oct, 2015.

Notary Public

My Commission Expires: 7-5-16

True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

