SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Jacob Hutchison
767 Dixie Lane
Pleasant View, TN 37146

MAP/PARCEL: 03000026200

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/15 15:49 2 pgs
Fees:13.00 Taxes:262.70
20151230-0131330

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **WILLARD R. NANCE, JR. AND HOLLY A. NANCE,** has this day bargained and sold and do hereby transfer and convey unto, **JACOB C. HUTCHISON AND DEBBIE HUTCHISON, HUSBAND AND WIFE,** their heirs and assigns, forever, a certain tract or parcel of realty situated in the 14th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

TRACT No. 3: BEING located in the 14th Civil District, Davidson County, Tennessee, on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract #4 of the Hopkins property (7.97 acres as per survey of same date) and the northwest corner of this tract also being North 81 degrees 06 minutes 29 seconds East 638.62 feet from a 14-inch walnut tree in the east boundary of Jason K. Forrest (IN#20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 203.64 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Hopkins property (5.01 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 822.18 feet to an iron rod at a beech stump; thence with the line of Martha Swah (IN #20020619-0074092, RODCT) South 03 degrees 44 minutes 32 seconds West 94.60 feet to a large poplar tree; thence South 01 degree 06 minutes 19 seconds West 254.31 feet to a 16-inch walnut tree; thence South 13 degrees 21 minutes 44 seconds West 35.67 feet to an iron road at a large oak tree; thence South 67 degrees 09 minutes 45 seconds West 213.49 feet to an iron rod; thence with line of said Tract #4 North 01 degree 57 minutes 40 seconds East 1257.19 feet to the point of beginning containing 5.64 acres more or less by survey by Carroll Dean Carman, Register's Land Surveyor Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated September 27, 2007.

Being a portion of the same property conveyed to Willard R. Nance, Jr, and wife, Holly A. Nance, by Warranty Deed from Robert Joel Hopkins and wife, Sariah Hopkins, record on October 24, 2008, in Instrument No. 20081024-0106541, Register's Office for Davidson County, Tennessee.

THIS property is subject to Restrictions as shown in Instrument No. 20081024-0106541; Easement of record in Book 7447, Page 856, Book 7510, Page 148 and Book 8248, Page 963, all of record in the said Register's Office; and, to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2015 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2015 real property taxes, which taxes have been prorated between the parties herein and the grantor having his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of December, 2015.

Willard R. Nance, Jr.

Holly A. Nance

TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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.

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, [illegible], a notary public for this county and state, Eileen Smith, 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: [illegible]

Notary Seal:

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Willard R. Nance, Jr. and Holly A. Nance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 29th day of December, 2015.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $71,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 29th day of December, 2015.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 7/23/2018