NEW OWNER :
GEORGE DAVID CHEATHAM, JR
114 MILTON RD
DAYTONA BEACH, FL 32118-5411

and

HAROLD CHEATHAM
112 RIVERPARK CT
LONGWOOD, FL 32779

BILL GARRETT, Davidson County
Trans:T20170017516 DEEDQC
Recvd: 03/01/17 08:56 3 pgs
Fees:17.00 Taxes:0.00
20170301-0020024

SEND TAX BILLS TO:
HAROLD CHEATHAM
112 RIVERPARK CT
LONGWOOD, FL 32779

Deed Reference: 041 12 0 044.00

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **GEORGE DAVID CHEATHAM, JR.,** the duly appointed Executor, a copy of his Letters Testamentary being attached hereto as *Exhibit A*, of the Estate of Betty Joan Cheatham, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 15P817, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Betty Joan Cheatham, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded as 15P817 Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys,

remises, releases and forever quitclaims unto **GEORGE DAVID CHEATHAM, JR. and HAROLD CHEATHAM**, their heirs and assigns, all his right, title and interest in and to a certain tract(s) of land described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 61 on the Plan of Bellshire Estates, Section 3, of record in Book 2133, Page 112, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same property conveyed to George D. Cheatham and wife, Betty J. Cheatham, by deed from Mary E. Wallace and brother, Austin P. Wallace, of record in Book 6374, Page 757, Register's Office for Davidson County, Tennessee.

George D. Cheatham, Sr. predeceased Betty J. Cheatham on November 9, 2009.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there to belonging to the Grantees in fee simple.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS our hands this 16 day of Feb, 2017.

George David Cheatham Jr.

GEORGE DAVID CHEATHAM, JR.,
EXECUTOR
Estate of Betty Joan Cheatham

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, George David Cheatham, Jr., Executor of the Estate of Betty Joan Cheatham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of Feb, 2017.

Patricia A Miller
NOTARY PUBLIC
My Commission expires: July 16, 2018

PATRICIA A MILLER
Notary Public - State of Florida
My Comm. Expires Jul 16, 2018
Commission # FF 142605

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

EXHIBIT A

Blumberg No. 5208

LETTERS TESTAMENTARY

TO: **GEORGE DAVID CHEATHAM JR.** DOCKET NO: **15P817**

*It appearing to the Court that **BETTY JOAN CHEATHAM** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **GEORGE DAVID CHEATHAM JR.**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this November 3rd, 2015.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **GEORGE DAVID CHEATHAM JR.** as **Executor** of the estate of **BETTY JOAN CHEATHAM**, deceased, and I do further certify that **GEORGE DAVID CHEATHAM JR.** is still acting **Executor** of the estate of **BETTY JOAN CHEATHAM** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 3rd day of November, 2015.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.