PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170022559 DEEDWARR
Recvd: 03/16/17 13:18 9 pgs
Fees:48.00 Taxes:647.50
20170316-0025867

W & I Ref: (RF) Title No.: 58831

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christina E. Fuller 537 Michele Drive Antioch, TN 37013	Same as new owner

TAX MAP PARCEL NUMBERS: 16211001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra E. Hutchings, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina E. Fuller, a single person**, hereinafter called the **Grantee**, Grantee's 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. 58 on the Plan of Whittemore Valley, Section Three of record in Book 6250, page 550, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra E. Hutchings by Warranty Deed from Bluegrass Homes, Inc., dated May 30, 1986 and recorded on June 4, 1986 of record in Book 6876, page 459, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Book 6250, page 550, said Register's Office, minimum setback line to be determined by Metropolitan Zoning Regulations and an easement for public utility and drainage purposes along the rear portion of said lot, of an undetermined width. And a 20 foot easement for sanitary sewer, with a 15 inch sewer line lying therein.
Subject to the flow of Whittemore Branch across so much of the premises as may be therein, along the rear line of said lot.
Subject property lies within a 100 year flood line.

This instrument is executed on behalf of Sandra E. Hutchings by Rebecca Copeland Powell pursuant to a Power of Attorney executed by her on the 4th day of June, 2008, recorded as an Exhibit to an Affidavit and Indemnity of the attorney in fact being recorded immediately prior hereto. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 537 Michele Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 2017.

Sandra E Hutchings by Rebecca Copeland Powell, Attorney in Fact

Sandra E. Hutchings, by Rebecca Copeland Powell, Attorney-in-Fact

State of ~~Tennessee~~ Alabama

County of ~~Davidson~~ Talladega

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Rebecca Copeland Powell** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sandra E. Hutchings**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Childersburg, Alabama this 9th day of March, 2017.

Cassie Denise Moore
Notary

My Commission Expires: November 11, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Rebecca Shuler
Affiant

Sworn and subscribed before me this 9th day of March, 2017.

Notary

My Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

EXHIBIT "A"
To
Warranty Deed

FROM: Sandra E. Hutchings

TO: Christina E. Fuller

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Rebecca Copeland Powell

Rebecca Copeland Powell, Affiant

Sworn to and subscribed before me this 9th day of March, 2017.

Notary Public

My Commission Expires: November 11, 2018

DENISE MOORE JOHNSTON NOTARY PUBLIC CLASS OF ALABAMA STATE AT LARGE

DURABLE GENERAL POWER OF ATTORNEY

Appointment of Attorney-In-Fact. I, Sandra Hutchings, whose full name is Sandra E. Hutchings, appoint Rebecca Copeland Powell as my attorney-in-fact and agent (collectively my "attorney-in-fact") with the power and authority set out in this document. If at any time there are two (2) persons serving as my attorneys-in-fact hereunder, they are to serve jointly and the signatures of each of them are required in order to exercise the powers of my attorney-in-fact hereunder, unless by a signed written statement either attorney-in-fact grants to the other attorney-in-fact the power and authority to act without the consent of such other attorney-in-fact for all purposes or for designated purposes hereunder.

Power and Authority of Attorney-In-Fact. I grant to each attorney-in-fact acting hereunder the following power and authority:

To receive, endorse and deposit any and all checks or other payments received from any source;

To ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, interest, dividends, annuities, merchandise and demands whatsoever, as are now, or shall hereafter become due, owing, payable or belonging to me, and have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise and agree for the same or otherwise discharge the same for me and in my name upon such terms and conditions as my attorney-in-fact shall deem advisable;

To receive, accept and acknowledge on my behalf any and all funds and other property of every nature to which I may be entitled as a beneficiary, legatee, devisee, remainderperson, or heir-at-law with respect to the estate of any decedent or any trust;

To add, convey or otherwise transfer any asset or property I own to any trust agreement of which I am a grantor;

To make annual gifts no greater than twice the applicable federal gift tax annual exclusion amount, as well as gifts of unlimited amounts under Internal Revenue Code Section 2503(c), to each or any of my children, descendants of my children, other family, and other objects of my bounty, including charities (without limitation as to dollar amount for any charitable gifts), all as my attorney-in-fact shall determine to be consistent with my wishes and prudent in light of my resources and needs; if my attorney-in-fact makes gifts to minors, such gifts may be made under the Tennessee Uniform Transfers to Minors Act, Tennessee Code Annotated Sections 35-7-201 through 35-7-226, and/or to invest in or contribute to a qualified Internal Revenue Code Section 529 plan already in existence or which my attorney-in-fact is authorized to establish, and to exercise any options under such 529 accounts;

If I am incompetent: to add, convey or otherwise transfer any asset or property I own to any limited partnership of which I am a limited partner: to revoke or amend any trust that I have previously executed; to establish trusts on my behalf; to change beneficiaries of any life insurance policies that I may own; and to execute papers necessary to change the ownership and/or beneficiary designation of any annuity, qualified pension, profit sharing, Keogh plan, 401(k) or 403(b) plan, individual retirement (IRA) account, or other qualified or non-qualified retirement plan or account that I may own; all of the above including actions that benefit my attorney-in-fact, all on terms that my attorney-in-fact shall understand to be my wishes for my estate;

To transact all insurance business in my behalf, to apply for or continue policies, transfer ownership of such policies for value or as gifts, collect profits, file claims, borrow or otherwise effect withdrawals from such policies, make demands, enter into compromise and settlement agreements, file suits or actions and take any other action necessary or proper in this regard;

To renounce or disclaim, in whole or in part, any property or interest in property or powers to which I may become entitled, whether by gift or will or intestate succession or trust or beneficiary designation or joint ownership or operation of law or otherwise;

To bargain, contract, agree for, buy, sell, mortgage, encumber, hypothecate and in any and every way and means deal in and with real property, goods, services, merchandise, commodities, bonds, stocks, securities, and other property, and to release mortgages or other encumbrances on lands or chattels, all upon such terms and conditions as my attorney-in-fact shall deem advisable;

To effect purchases and sales (including short sales) relative to my brokerage accounts, to subscribe for and to trade in stocks, bonds, options, rights, and warrants or other securities, domestic or foreign, whether dollar or non-dollar denominated, or limited partnership interests or investments and trust units, whether or not in negotiable form, issued or unissued, foreign exchange, commodities, and contracts relating to same (including commodity futures) on margin or otherwise for my account and risk; to deliver to my broker securities for my account and to instruct my broker to deliver securities from my accounts to my attorney-in-fact or to others, and in such name and form, including my attorney-in-fact's own name, as my attorney-in-fact may direct; to instruct my broker to make payment of monies from my accounts with my broker, and to receive direct payment therefrom; to sell, assign, endorse and transfer any stocks, bonds, options, rights and warrants or other securities of any nature, at any time standing in my name and to execute any documents necessary to effectuate the foregoing; to receive statements of transactions made for my account(s); to approve and confirm the same, to receive any and all notices, calls for margin, or other demands with reference to my account(s); and to make any and all agreements with my broker with reference thereto for me and in my behalf;

To bargain, lease, contract, agree for, purchase, sell, convey, receive, mortgage, take and release real property and any and all interests therein, and to execute and deliver all deeds, deeds of trust and other assurances of title upon such terms and conditions and under such covenants as my attorney-in-fact shall deem advisable;

To enter any mail box that I have, whether at a United States Post Office or elsewhere, and to surrender the box and terminate any lease for same at my attorney-in-fact's discretion; to sign for any certified or registered mail directed to me, and to execute any order required to forward mail to any location selected by my attorney-in-fact;

To transact all my banking business at any bank or banks, to make and withdraw deposits, enter lock boxes and remove the contents thereof, drill open lock boxes, open and close accounts, draw and endorse checks, make and give guaranties of payment or performance, draw, make and endorse promissory notes, drafts, bills of exchange and any other negotiable instruments; and to create or change accounts to appoint persons (including but not limited to my attorney-in-fact) as additional authorized signatories;

To apply for, endorse, and transfer certificates of title for any motor vehicle;

To exercise the right, in my attorney-in-fact's discretion, to elect to receive any retirement plan assets during my life or after my death, whether under any annuity or a qualified pension, profit sharing, Keogh plan, 401(k) or 403(b) plan, individual retirement (IRA) account, or any other qualified or non-qualified retirement plan or account, either in a lump sum or in any other manner permitted by the terms of the particular retirement plan. My attorney-in-fact shall not be liable to any beneficiary for the withdrawal election or death benefit election ultimately selected;

To make application on my behalf for benefits administered by the Social Security Administration or any other federal, state, or local agency, and to receive Social Security and other benefits on my behalf;

To transact, conduct and operate any business on my behalf, to vote any shares of stock or membership interest owned by me in any corporation or limited liability company or in any mutual fund or other security, to execute proxies and waivers, to receive and receipt for any benefits accruing to me from the ownership of any investment or business interest, and generally do anything and everything necessary and proper for the furtherance, promotion and protection of any interest in any business or any investment owned by me;

To represent me in all tax matters; to prepare, sign, and file federal, state, and local income tax, estate tax, gift tax, inheritance tax, other transfer tax, and other tax returns of all kinds, including joint returns, claims for refunds, requests for extensions of time, petitions to the Tax Court or other courts regarding tax matters, and any and all other tax-related documents, including, but not limited to, consents to split gifts with a spouse, closing agreements, and any other power of attorney form or other form required by the Internal Revenue Service, any state or

any local taxing authority with respect to the maximum number of tax years possible; to pay taxes due, collect and make such disposition of refunds as my attorney-in-fact shall deem appropriate, post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service, any state, or any local taxing authority; to exercise any elections I may have under federal, state or local tax law; and generally to represent me in all tax matters and proceedings of all kinds and for the maximum number of tax years possible before all officers of the Internal Revenue Service and state and local tax authorities; to engage, compensate and discharge attorneys, accountants and other tax and financial advisers and consultants to represent and/or assist me in connection with any and all tax matters involving or in any way related to me or any property in which I have or may have any interest or responsibility;

To apply for licenses, keep records and accounts, make reports, give statements, and receive and give out information pertaining to me or to any business interest I may own;

To sign, seal, execute, deliver and acknowledge such instruments in writing for me and in my name and as my act and deed of whatever kind or character as may be proper in the premises;

To exercise any and all of the powers set forth in Tennessee Code Annotated Section 34-6-109, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in said statute on the date of the execution of this grant of power of attorney), even if said statute be amended or repealed hereafter and even if my attorney-in-fact acts on my behalf pursuant to this document in a state other than Tennessee.

Giving and granting unto my attorney-in-fact full power and authority to do, execute and perform all and every other act and thing whatsoever, without any limitation whatever and without being confined to the specific acts hereinabove set out, requisite or necessary to be done in and about the premises as fully and to all intents and purposes as I might or could do and I hereby ratify and confirm all that my attorney-in-fact shall lawfully do or cause to be done by virtue of these presents, and for me and in my name and on my behalf.

In addition to and without limiting any authority granted to my attorney-in-fact hereunder, I appoint my attorney-in-fact to act as my personal representative under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and similar medical information privacy acts of any state, and I grant to my attorney-in-fact all power and authority under HIPAA to obtain, receive, and authorize the disclosure and release of any and all protected health care information, and to sign on my behalf any and all documents requested by health care providers, insurance companies or others authorizing the disclosure of protected health care information under HIPAA, and once received by my attorney-in-fact, I authorize my attorney-in-fact to redisclose any such protected health care information to others.

Revocation. In executing this power of attorney, I hereby revoke all other powers of attorney that I have previously executed, except those relative to signature powers over savings or checking or brokerage or similar accounts.

I reserve the right at any time to revoke this power of attorney. If I revoke this power of attorney, I may record notice of such revocation in the Register of Deeds or other state or local recording office of the state and county in which I then reside or in which I have previously recorded this power of attorney. This power of attorney shall not expire or become stale upon the passage of time but is intended to continue in force until revoked by me or until my death, whichever shall last occur.

Incompetency. For purposes of this document, I, or any person serving as my attorney-in-fact hereunder, shall be conclusively deemed to be incompetent upon the first to occur of the following:

For purposes of this document, I, or any person serving as my attorney-in-fact hereunder, shall be conclusively deemed to be incompetent upon the first to occur of the following:

(1) a written statement that because of any disability, illness or other reason the person in question is unable to give prompt and intelligent consideration to his or her financial and/or legal affairs (a legal adjudication of incompetency, or a certification tantamount thereto, shall not be required to invoke this provision), which is signed by two practicing licensed physicians, one of whom is such person's personal, attending physician; or

(2) a determination by a court of competent jurisdiction holding the person in question to be legally incapacitated to act in such person's own behalf or the appointment by such court of a guardian or conservator of such person's person or property.

Incompetency, if established under either one of the above provisions, shall be removed upon the first to occur of the following:

(1) the written statement of the two physicians who rendered the determination that the person in question was unable to give prompt and intelligent consideration to his or her financial and/or legal affairs, or if either or both of said physicians are unavailable, the written statement of any two licensed physicians selected by my attorney-in-fact (or by my next successor attorney-in-fact, if the incompetency of my attorney-in-fact is in question) that such person is now able to give prompt and intelligent consideration to his or her financial and/or legal affairs; or

(2) a determination by a court of competent jurisdiction that the person in question is capable of managing such person's affairs.

Durability. This is intended to be a durable power of attorney in accordance with Tennessee Code Annotated Sections 34-6-101 through 34-6-110. This power of attorney shall not be affected by any subsequent disability or incapacity of mine if such should occur. It is my express intent that the authority herein conferred upon my attorney-in-fact shall be exercisable in all

events notwithstanding my subsequent disability or incapacity. This power shall not terminate if I become disabled or incompetent.

Miscellaneous Provisions.

If any attorney-in-fact hereunder provides services for me or on my behalf, I expect such attorney-in-fact to be compensated for his or her time and expenses in such regard and I authorize the payment of reasonable compensation to such attorney-in-fact by such attorney-in-fact from my assets.

A certified copy of this power of attorney, if this power of attorney is recorded at the Register of Deeds or other state or local recording office of the state and county in which I then reside or own real property or otherwise have business or legal interests, shall be as valid as an original.

For convenience, the singular includes the plural herein.

IN WITNESS WHEREOF, I have executed this document on the 4th day of June, 2008

Sandra Hutchings

Sandra Hutchings

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, a Notary Public in and for said County and State, the within named Sandra E. Hutchings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing power of attorney as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and seal this 4 day of June, 2008

My Commission Expires 4/22/12

Janet L. Oglesby

Notary Public

JANET L. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires 04-22-2012