Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 356742 DEEDWARR
02/11/2020 01:38:30 PM 5 pgs
Fees: $28.00 Taxes: $974.95
20200211-0015652

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $263,500.00.

Affiant

Subscribed and sworn to before me, this 7th **day of February, 2020.**

Notary Public
My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-2001-77358

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Caleb Hutchinson 5008 Bonnawell Dr Hermitage TN 37076	NEW OWNER	074-16-0-083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine Dianne Nevill, James Gregory Swinea, Susan Swinea Musel, and Jeffery Franklin Swinea, devisees under the Last Will and Testament of Mildred K. Swinea, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Caleb Hutchinson, an unmarried man,** hereinafter called the Grantees, their successors 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. 402, on the Plan of Section Five, Hermitage Hills, of record in Book 3300, Pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gilbert Franklin Swinea, Jr. and wife, Mildred Ann Swinea by deed from Harold S. Brooks and wife, Artie G. Brooks, dated November 22, 1961, recorded November 22, 1961, of record in Book 3311, Page 288, Register's Office for Davidson County, Tennessee. Gilbert Swinea, Jr. predeceased his wife, Mildred Ann Swinea. Mildred Ann Swinea died testate on April 28, 2019 with her Will being probated in the Circuit Court of Davidson County, Tennessee, Docket No. 19P1161. Katherine Dianne Nevill, James Gregory Swinea, Susan Swinea Musel, and Jeffery Franklin Swinea, devisees under the Last Will and Testament of Mildred K. Swinea, deceased.

Mildred K. Swinea is one and the same person as Mildred Ann Swinea.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5008 Bonnawell Dr, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 7 day of February, 2020.

Katherine Dianne Nevill, in her capacity as Executrix of the Estate of Mildred K. Swinea, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Katherine Dianne Nevill, Executrix

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Katherine Dianne Nevill, Executrix of the Estate of Mildred K. Swinea, deceased**, 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 seal at Mt. Juliet, Tennessee, this 7 day of February, 2020.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Katherine Dianne Nevill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Katherine Dianne Nevill,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 7th day of February, 2020.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

James Gregory Swinea

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James Gregory Swinea**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 20 day of January, 2020.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Susan Swinea Musel

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Susan Swinea Musel,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 20 day of January, 2020.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jeffery Franklin Swinea

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Jeffery Franklin Swinea,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 22 day of January, 2020.

Jason C. Nguyen
Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
(SEAL)
WILSON COUNTY