BILL GARRETT, Davidson County
Trans:T20100010393 DEEDWARR
Recvd: 02/22/10 13:31 2 pgs
Fees:13.00 Taxes:1480.00
20100222-0013388

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09112301

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2010.

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark H. Whitefield 4251 Lebanon Pike Hermitage TN 37076	New Owner	Tax Parcel ID No. 070506011000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust, dated July 16, 1998,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark H. Whitefield**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT C-1, HERMITAGE ESTATES, PARCEL "B", as shown on plat of record in Plat Book 8250, Page 298, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Consumers' Gasoline Stations, Inc., successor by merger to Consumers' Oil Company, successor by merger to Scot Oil Company to Dr. Baird R. Faulkner and Dr. L. C. Whitefield, as joint tenants without the right of survivorship as recorded on the 5th day of May, 1994 in Book 9336, Page 323;

Quitclaim Deed from Dr. Baird R. Faulkner and Dr. L.C. Whitefield, as joint tenants without the right of survivorship to Dr. L. C. Whitefield and wife, Sylvia H. Whitefield as recorded on the 24th day of June, 1994 in Book 9388, Page 38;

and Quit Claim Deed from Dr. L. C. Whitefield to Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust, dated July 16, 1998 as recorded on the 23rd day of December, 1999 in Instrument No. 199912230306872, in the Register's Office of Davidson County, Tennessee;

and Quit Claim Deed from Sylvia H. Whitfield to Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust, dated July 16, 1998 as recorded on the _____ day of February 2010 in Instrument Number 20100222-0013387, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT C-1, HERMITAGE ESTATES, PARCEL "B", as recorded in Plat Book 3842, Page(s) 135 and Plat Book 8250, Page 298, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 9388, Page 38 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement granted to Cumberland Water Company by instrument recorded in Book 3679, Page 196.

Amendment and Change of Minimum Building Setback Line from 30 feet to 15 feet from the North & West property lines recorded in Book 9305, Page 30.

This is improved property located at 4251 Lebanon Pike Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2010.

Lowell C. Whitefield, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lowell C. Whitefield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

