BILL GARRETT, Davidson County
Trans:T20100018513 DEEDWARR
Recvd: 03/30/10 13:47 2 pgs
Fees:13.00 Taxes:579.05
20100330-0023687

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Donald C. Hite
817 Luxemburg Drive
Hermitage, TN 37076, TN

SEND TAX BILL TO:
Franklin Synergy Bank
3301 Aspen Grove, Suite 200
Franklin, TN 37067

TAX ID 075-12-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Stephen J. Prosch and wife, Susan M. Prosch,** has this day bargained and sold, and does hereby transfer and convey unto **Donald C. Hite, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section 3, Highlands of Tulip Grove, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen J. Prosch and wife Susan M. Prosch by deed from Jeffrey A. Summers and wife Rella D. Summers of record in Book 6186, page 161, Register's Office for Davidson County, Tennessee, dated November 29, 1983.

This is improved property known as **817 Luxemburg Drive Hermitage, TN 37076, TN .**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4675, page 140, and restrictions in Book 4793, page 157, amended in Book 4849, page 767, Book 5020, page 58,Book 5028, page 357, Book 5545, page 321, and Book 6017, page 179, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of March, 2010

Stephen J. Prosch

Susan M. Prosch

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen J. Prosch and Susan M. Prosch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2010.

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $156,500.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 11-22-10

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.