STATE OF TENNESSEE]
]
COUNTY OF Wilson]

This Instrument was prepared by:
KING, TURNBOW & BRISBY
Attorneys-At-Law
203 Third Avenue South
Franklin, TN 37064
(615) 794-5555

The actual consideration or value, whichever is greater,
For this transaction is $ 76,500.00

Affiant

BILL GARRETT, Davidson County
Trans:T20110037338 DEEDWARR
Recvd: 06/22/11 11:11 3 pgs
Fees:18.00 Taxes:283.05
20110622-0047796

Sworn to and Subscribed before me on this the
14th day of June , 2011.

NOTARY PUBLIC
My Commission Expires: 9-2-2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Robert S. Hite			Same			075-09-0-027.00
(NAME)			(NAME)			
7105 Peach Court, Suite 212						
(ADDRESS)			(ADDRESS)			
Brentwood TN 37027						
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glen N. Dodson, Sr., Heidi Nicole Corbitt, Treva Yvonne McQuiston and Joshua Randall Dodson, Heirs-at-Law of Lawrence G. Dodson, deceased**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert S. Hite***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

*unmarried

BEING Lot. No. 122 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 70 feet on the westerly margin of Bonnafield Drive and extends back between lines measuring 157.5 feet on the northerly line and 155.6 feet on the southerly line to a broken line in the rear on which it measure 120 feet.

Being the same property conveyed to Lawrence G. Dodson and wife, Cheryl A. Dodson, by Deed from Janet Lee Harris and husband, Scotty Harris, dated February 23, 1981, of record in Deed Book 5713, page 847, Register's Office for Davidson County, Tennessee, and re-recorded in Deed Book 5717, page 446, said Register's Office.

Also being the same property conveyed to Lawrence G. Dodson by QuitClaim Deed from Cheryl A. Dodson (now Potts) as recorded as instrument number 20010808-0085550 on 08/08/2001, Register's Office for Davidson County, Tennessee.

The said Lawrence G. Dodson died intestate on December 06, 2010, leaving as his sole heirs-at-law, **Glen N. Dodson, Sr., Heidi Nicole Corbitt, Treva Yvonne McQuiston and Joshua Randall Dodson.** For further reference, please see Affidavit of Heirship of recorded as instrument number 20110622-0047794 on 6-22-, 2011.

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, his heirs and assigns, forever; and we do covenant

with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

a) 2011 Davidson County Taxes which shall be collected and prorated at closing.
b) Subject to any and all matters as recorded on a Plat for Hermitage Hills in Plat Book 2900, page 48, Register's Office for Davidson County, TN.
c) Subject to any and all matters as recorded on a Plat for Hermitage Hills in Plat Book 2900, page 49, Register's Office for Davidson County, TN.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

The subject property is not, nor has it ever been, the marital residence of Grantors, **Glen N. Dodson, Sr., Heidi Nicole Corbitt, Treva Yvonne McQuiston or Joshua Randall Dodson** and their spouse(s), and is therefore not subject to any homestead or other marital or other interest as contemplated by Tennessee Code Annotated § 31-1-104, or similar statutes, or at common law.

Witness our hands this 14 day of June, 2011.

Estate of Lawrence G. Dodson
By: Glen N. Dodson, Sr., Administrator

Glen N. Dodson, Sr.

Heidi Nicole Corbitt by and through
Her Attorney-in-Fact, Glen N. Dodson, Sr.

Treva Yvonne McQuiston

Joshua Randall Dodson aka
Josh Dodson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Glen N. Dodson as Administrator for the Estate of Lawrence G. Dodson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Fenwick, Tennessee, this the 14 day of June, 2011.

NOTARY PUBLIC
My commission expires: 11-7-2011

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Glen N. Dodson** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Fenwick, Tennessee, this the 14 day of June, 2011.

NOTARY PUBLIC
My commission expires: 11-7-2011

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Treva Yvonne McQuiston** whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Fernley, Tennessee, this the 14 day of June, 2011.

NOTARY PUBLIC
My commission expires: 11-16-2011

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Joshua Randall Dodson** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Fernley, Tennessee, this the 14 day of June, 2011.

NOTARY PUBLIC
My commission expires: 11-16-2011

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Glen N. Dodson* as Attorney-in-Fact for Heidi Nicole Corbitt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Heidi Nicole Corbitt** acknowledged that such person executed the same as the free act and deed of **Heidi Nicole Corbitt.** *Sr.

Witness my hand and seal at Fernley, Tennessee, this the 14 day of June, 2011.

NOTARY PUBLIC
My commission expires: 11-16-2011

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY