This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0128-D

BILL GARRETT, Davidson County
Trans:T20120032431 DEEDWARR
Recvd: 05/03/12 09:31 2 pgs
Fees:13.00 Taxes:362.60
20120503-0037950

WARRANTY DEED

Address of New Owners:
Mr. Robert S. Hite
2721 Westwood Dr.
Nashville, TN 37204

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Tammy Scott, Administratrix of the Estate of Hazel Gail Thomas, deceased and Tammy Scott, Teresa Jones and Tim Thomas, being all the heirs-at-law of Hazel Gail Thomas, deceased

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Robert S. Hite

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 184 on the Plan of Section Two, Battlewood, as of record in Book 1835, Page 95 & 96, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Wayne Thomas and wife, Hazel Gail Thomas by deed from Eura E. Ridge, dated October 2, 1968, and filed for record in Book 4274, Page 221, in the Register's Office of Davidson County, Tennessee. Also being the same property Mark A. Ellmore, Jr. by Quitclaim Deed from Anthony Wayne Thomas and Hazel Gail Thomas, and further conveyed to Hazel Gail Thomas, dated October 16, 1991, and of record I Book 8474, Page 28, in the Register's Office of Davidson County, Tennessee. Also, being the same property title to which vested in Tammy L. Scott, Timothy Wayne Thomas and Theresa Gail Jones upon the death of Hazel Gail Thomas, by operation of law.

This property is subject to the right-of-way of Drummond Drive.

This property is subject to all matters shown on a plat of record in Plat Book 1835, Pages 95 & 96, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 728 Drummond Drive, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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, unless otherwise herein set out; 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 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 our hands this the 27th day of April, 2012.

Estate of Hazel Gail Thomas, deceased

By: Tammy Scott, Administratrix
Tammy Scott, Administratrix

Tammy Scott
Tammy Scott, individually as an Heir-at-law

Teresa Jones
Teresa Jones, individually as an Heir-at-law

By: Tammy Scott, Attorney in Fact
Tammy Scott, Attorney in Fact

Tim Thomas, individually as an Heir-at-law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Scott and Tim Thomas, individually, and Tammy Scott as Attorney in Fact for Teresa Jones, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2012.

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Scott as Administratrix of the Estate of Hazel Gail Thomas, deceased, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2012.

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2012.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

My Commission Expires: 1-2016

Map: 119/20
Parcel: 48.00