THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30519-03-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,700.00. Affiant Subscribed and sworn to before me this 11th day of May, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert S. Hite 2721 Westwood Drive Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 142 110 06200

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, **Leo T. Hampel, Trustee of the Leo T. Hampel Revocable Living Trust, u/a/d December 4, 1996, as amended and restated**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert S. Hite** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7105 Patten Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20120035311 DEEDWARR
Recvd: 05/14/12 12:37 3 pgs
Fees:18.00 Taxes:638.99
20120514-0041425

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of May, 2012.

Leo T. Hampel, Trustee of the Leo T. Hampel
Revocable Living Trust u/a/d December 4, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leo T. Hampel, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Two, Valley West, of record in Plat Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leo T. Hampel and wife, Mae Belle Hampel, by deed dated November 6, 1967, from Robert M. Cassetty, Jr. and wife, Katie F. Cassetty, of record in Book 4187, page 715, Register's Office for Davidson County, Tennessee. Mae Belle Hampel having died. Being further conveyed to Leo T. Hampel, Trustee u/a/d December 4, 1996, of the Hampel Revocable Living Trust Agreement, by quitclaim deed from Leo T. Hampel, individually, of record in Instrument No. 20010220-0015356, Register's Office for Davidson County, Tennessee.
Said trust agreement was amended and restated to reflect the change of trust name to the Leo T. Hampel Revocable Living Trust (see Certificate of Trust recorded as Instrument No. *20120514-0041424, said Register's Office.)

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3833, page 789, and Book 3838, page 501, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, page 86, Register's Office for Davidson County, Tennessee.
4. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9981, page 186, and Book 10268, page 244, Register's Office for Davidson County, Tennessee.