THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Winifred G. Forrester Affiant Subscribed and sworn to before me this 17th day of August, 2012. Notary Public My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120063380 DEEDWARR
Recvd: 08/24/12 08:43 4 pgs
Fees:23.00 Taxes:462.50
20120824-0076188

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Winifred G. Forrester 7219 Althorp Way #L1 Nashville, TN 37211	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101-4701	Map and Parcel No.: 172 120 D 31100 CO

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, **Delores Hite Matlock and William Allen Hite, heirs at law of Patricia Diane Hite, deceased, and Delores Hite Matlock, Executrix of the Estate of Patricia Diane Hite, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Winifred G. Forrester,** unmarried, ("Grantee"), her 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 7219 Althorp Way #L1, Nashville, TN 37211.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of August, 2012.

Delores Hite Matlock
Delores Hite Matlock

William Allen Hite
William Allen Hite

Delores Hite Matlock, Executrix
Delores Hite Matlock, Executrix of the Estate of Patricia Diane Hite, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand at office this 17th day of August, 2012.

Notary Public

My Commission Expires: 11/3/15

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Delores Hite Matlock, Executrix of the Estate of Patricia Diane Hite, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 17th day of August, 2012.

Notary Public

My Commission Expires: 11/3/15

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. L-1 as shown on Exhibits B2 and B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, said Register's Office.

Being the same property conveyed to Patricia Diane Hite, an unmarried woman, by deed dated August 29, 2005, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20050830-0103785, Register's Office for Davidson County, Tennessee. Patricia Diane Hite died on May 22, 2012. Her will, admitted to probate in Docket No. 12P965, Davidson County Probate Court Clerk's Office, was silent as to the disposition of any real estate or of any residuary estate which she owned at the time of her death. Patricia Diane Hite was unmarried at the time of her death, and had no children, whether living or dead. Her parents predeceased her, leaving as her sole heirs at law her only siblings, Delores Hite Matlock and William Allen Hite. See Affidavit of Inheritance recorded in Instrument No. 201208240076187, Register's Office for Davidson County, Tennessee. By order entered on August 15, 2012, the Probate Court approved the sale of subject property by her heirs, Delores Hite Matlock and William Allen Hite.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, made applicable in Instrument No. 20050324-0032209, and amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, and made applicable to the subject property by Instrument No. 20050324-0032209, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to

the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

4. Charter of Incorporation of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. All matters appearing on the Plan of record as Instrument No. 20050322-0031182, revised in Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040310-0027422 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.