(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080098

BILL GARRETT, Davidson County
Trans:T20130073671 DEEDWARR
Recvd: 08/26/13 15:10 2 pgs
Fees:13.00 Taxes:1184.00
20130826-0089915

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$320,000.00.

Affiant

Subscribed and sworn to before me, this21st day of August, 2013.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cynthia W. Thompson 4705 Benton Smith Road Nashville TN 37215	New Owner	Tax Parcel ID No. 13115005100

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, **Lorien Y. Sites and John C. Sites, Trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated January 28, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia W. Thompson an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 25, SECTION 7, HARPETH ACRES, as shown on plat of record in Plat Book 2331, Page 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kamber A. Miller and husband, Charles A. Ransom Jr. to John C. Sites and wife Lorien Y. Sites as recorded on the 22nd day of May, 2006 in Instrument No. 20060522-0059997; Warranty Deed from John C. Sites to Lorien Y. Sites as recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012593 and Warranty Deed from Lorien Y. Sites to Lorien Y. Sites and John C. Sites, Trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated December 3, 2008 as recorded on the 24th day of February, 2009 in Instrument No. 20090224-0016234, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, HARPETH ACRES, as recorded in Plat Book 2331, Page(s) 154.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2633, Page 487.

This is improved property located at 4705 Benton Smith Road Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 21st day of August, 2013.

Lorien Y. Sites, Trustee

John C. Sites, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorien Y. Sites and John C. Sites, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of The Lorien Y. Sites Living Trust, established by the Revocable Trust Agreement of Lorien Y. Sites, dated January 28, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014