THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054205**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2015. Notary Public My Commission Expires: 10/18/

BILL GARRETT, Davidson County
Trans:T20150043000 DEEDWARR
Recvd: 06/02/15 13:43 2 pgs
Fees:13.00 Taxes:1609.50
20150602-0051182

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Jason Karl Pollei and Heather Elizabeth Pollei 1065 Windtree Trace Mount Juliet, TN 37087	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07506015900

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, **Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust dated July 16, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JASON KARL POLLEI AND HEATHER ELIZABETH POLLEI, CO-TRUSTEES OF THE POLLEI FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 8, 2014**, ("Grantees"), its 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 2, Subdivision of Lot C-1, Hermitage Estates, Parcel "B," as shown on plat of record in Plat Book 8250, Page 298, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lowell C. Whitefield, Trustee of the Lowell C. Whitefield Revocable Living Trust dated July 16, 1998, by Warranty Deed from Baird R. Faulkner and Eva Jane Faulkner, husband and wife, dated February 26, 2010, and of record in Instrument No. 20100303-0016372, in the Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Subject to any and all matters as shown on the plat of record in Plat Book 8250, Page 298.

Subject to any matters shown on the plats of record in Book 3300, Page 71, and Book 3842, Page 135, and Book 9305, Page 30.

Subject to any and all matters set forth in instrument of record in Book 9388, Page 20.

Subject to any and all easements set forth in instrument of record in Book 36379, Page 196.

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.

This is improved property located at 4253 Lebanon Pike AKA 100 Belinda Drive Hermitage, TN 37076.

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 29th day of May, 2015.

Lowell C. Whitefield, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lowell C. Whitefield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of Lowell C. Whitefield Revocable Living Trust dated July 16, 1998, 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 29th day of May, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018