WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/09/16 14:08 3 pgs
Fees:18.00 Taxes:610.50
20160309-0022692

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Hite, IV	New Owner	
(NAME)	(NAME)	
102 Morton Mill Circle		141-12D/102.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ELLIOTT LEON STROMATT, SR., TRUSTEE OF THE EVELYN MILDRED PIPER REVOCABLE LIVING TRUST U/A/D NOVEMBER 5, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WILLIAM HITE, IV**, 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:

Land in Davidson County, Tennessee, being Lot No. 102 (and driveway serving said Lot) on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development of record in Book 7900, Page 229, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Piper and wife, Evelyn Mildred Piper by deed of record in Book 8940, Page 415, Register's Office for Davidson County, Tennessee. William E. Piper has since died vesting his interest solely in Evelyn Mildred Piper.

Being the same property conveyed to Elliott Leon Stromatt, Sr., Trustee of the Evelyn Mildred Piper Revocable Living Trust U/A/D November 5, 2015 by deed from Evelyn Mildred Piper, dated November 5, 2015, of record in Instrument No. 20151106-0113129, Register's Office for Davidson County, Tennessee, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Book 7900, Page 561; Restrictive covenants of record in Book 7546, Page 145, Book 7936, Page 704, and Book 8079, Page 804, said Register's Office; Bylaws of record in Book 7546, Page 154 and Book 7936, Page 709, said Register's Office; and Charter of record in Book 7414, Page 335, said Register's Office.

This is improved / unimproved · x property, known as 102 Morton Mill Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hand this 7th day of March, 2016

THE EVELYN MILDRED PIPER REVOCABLE LIVING TRUST U/A/D NOVEMBER 5, 2015

BY: Elliott L. Stromatt, Sr.

ELLIOTT LEON STROMATT, SR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Elliott Leon Stromatt with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is the Trustee of The Evelyn Mildred Piper Revocable Living Trust U/A/D November 5, 2015, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2/21/2017

My Commission Expires: 02/21/2017