BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20160022737 DEEDWARR
Recvd: 03/21/16 10:36 2 pgs
Fees:13.00 Taxes:562.40
20160321-0026385

New Owner: (send tax bills to this address)	Robert S. Hite 2721 Westwood Dr. Nashville, TN 37204	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map/Parcel:	**085070100.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is one hundred and fifty-two thousand and 00/100 dollars ($152,000.00).

Robert S. Hite, Grantee/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 18 day of March, 2016.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires My Commission Expires SEPT. 18, 2017

WARRANTY DEED

For and in consideration of one hundred and fifty-two thousand and 00/100 dollars ($152,000.00) paid by the Grantee, ROBERT S. HITE, and other good and valuable consideration receipt of which is hereby acknowledged, the Grantors, THE HEIRS-AT-LAW OF MARY FRANCES FARMER A/K/A FRANCES BOWMAN, who are PENELOPE J. SANDERS, UNMARRIED, and NICOLE NICHOLS, UNMARRIED, hereby convey to Grantee any and all of our interest in the following land, together with all easements held or granted by Grantors, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, Being Lot No. 125 on the Plan of Stanford Country Club Estates, Section Three, of record in Plat Book 2900, Page 67, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Paul Bowman to Frances Bowman, as recorded on the 27th day of May, 1988, in Deed Book 7555, Page 467, in the Register's Office for Davidson County, Tennessee. Mary Frances Farmer a/k/a Frances Bowman died intestate on or about March 13, 2015. Penelope J. Sanders and Nicole Nichols are the sole heirs at law pursuant to Affidavit of Heirship of record as Instrument No. 20150918-0095274 and also under Docket No. 15P804 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This improved property has the address of 229 Danyacrest Drive Nashville Tennessee 37214. This property was not the principal place of residence of either heir-at-law.

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

Penelope J. Sanders

Penelope J. Sanders, Grantor, both individually and as heir-at-law of Mary Frances Farmer a/k/a Frances Bowman

Nicole Nichols

Nicole Nichols, Grantor, both individually and as heir-at-law of Mary Frances Farmer a/k/a Frances Bowman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18th day of MARCH, 2016, before me personally appeared **Penelope J. Sanders**, both individually and as heir-at-law of Mary Frances Farmer a/k/a Frances Bowman, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher

AARON FLETCHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

Notary Public

07/02/18

My commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18th day of MARCH, 2016, before me personally appeared **Nicole Nichols**, both individually and as heir-at-law of Mary Frances Farmer a/k/a Frances Bowman, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Aaron Fletcher

AARON FLETCHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

Notary Public

07/02/18

My commission expires