THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160077855 DEEDWARR
Recvd: 09/06/16 13:15 3 pgs
Fees:18.00 Taxes:1295.00
20160906-0093392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Daniel D. Hite
**AFFIANT**

Subscribed and sworn to before me this 29th day of August, 2016.

Notary Public
My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Daniel D. Hite<br>3104 Forrest Park Ave<br>Nashville, TN 37215 | Same | Map 117-01<br>Parcel 093.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL D. HITE, as trustee of the Evelyn Y. Hite Revocable Trust dated December 20, 2015,** with full power to sell, transfer and convey without the joinder of any beneficiary, herein referred to as "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto **DANIEL D. HITE, a married person,** herein referred to as "Grantee", Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Meadowlawn, as of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 60 feet on the southerly side of Meadow Drive, and runs back between lines 185.3 feet on the easterly line and 188.6 feet on the westerly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to **DANIEL D. HITE, trustee of the Evelyn Y. Hite Revocable Trust dated December 20, 2015** by deed from **EVELYN Y. HITE**, dated December 20, 2015, of record in Instrument #20160107-0001631, Register's Office for 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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2016 (prorated and assumed by Grantee) and subsequent years.

2. Matters shown on the Plan of record in Plat Book 974, Page 35, said Register's Office.

BEING improved property, known as 3607 Meadow Drive, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR do covenant with the said GRANTEE that GRANTOR is 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 forth. GRANTOR does further covenant and bind himself, his ~~heirs~~ successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or 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.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 29th day of August, 2016.

Daniel D. Hite Trustee

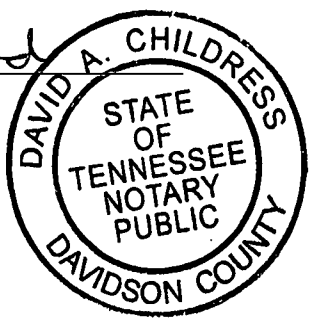
DANIEL D. HITE, TRUSTEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Daniel D. Hite, as trustee of the Evelyn Y. Hite Revocable Trust dated December 20, 2015**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, in the capacity named above, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 2016.

Notary Public




My Commission Expires: 7/8/2019