BOX 10-A

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

Karen Y Johnson Davidson County
Batch# 157029 **DEEDWARR**
11/06/2018 11:25:27 AM 5 pgs
Fees: $28.00 Taxes: $777.00

20181106-0109897

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34438-08-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2018. Notary Public My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert S. Hite 2721 Westwood Drive Nashville, TN 37204	SAME	Map and Parcel No.: 172 12 0 A 105 00CO

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, **Mark Young, Sarah Loriann Young Howard, Thresia Charlene Young, Beth Young, Greg Young, Larry Presley, Mary Carol Young Thompson, Linda Linseman, Ginger Fitzgerald, Mary Lee Young Drake, Julia Faye Johnson Dorey, Gary Joe Young, Billy O'Neall Young, Martha Collier, Michael Young, and Jerry Nix Hart, each an heir at law of Rodger Dale Speegle, deceased** (collectively, the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Robert S. Hite ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2309 Peak Hill Cove, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 30th day of October, 2018.

GRANTORS:

Mark Young, by Gerald Douglas Drake as his Attorney in Fact	Ginger Fitzgerald, by Gerald Douglas Drake as her Attorney in Fact
Sarah Loriann Young Howard, by Gerald Douglas Drake as her Attorney in Fact	Mary Lee Young Drake, by Gerald Douglas Drake as her Attorney in Fact
Thresia Charlene Young, by Gerald Douglas Drake as her Attorney in Fact	Julia Faye Johnson Dorey, by Gerald Douglas Drake as her Attorney in Fact
Beth Young, by Gerald Douglas Drake as her Attorney in Fact	Gary Joe Young, by Gerald Douglas Drake as his Attorney in Fact
Greg Young, by Gerald Douglas Drake as his Attorney in Fact	Billy O'Neall Young, by Gerald Douglas Drake as his Attorney in Fact
Larry Presley, by Gerald Douglas Drake as his Attorney in Fact	Martha Collier, by Gerald Douglas Drake as her Attorney in Fact

GRANTORS [Continued]:

Mary Carol Young Thompson, by Gerald Douglas Drake as her Attorney in Fact	Michael Young, by Gerald Douglas Drake as his Attorney in Fact
Linda Linseman, by Gerald Douglas Drake as her Attorney in Fact	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Douglas Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mark Young, Sarah Loriann Young Howard, Thresia Charlene Young, Beth Young, Greg Young, Larry Presley, Mary Carol Young Thompson, Linda Linseman, Ginger Fitzgerald, Mary Lee Young Drake, Julia Faye Johnson Dorey, Gary Joe Young, Billy O'Neall Young, Martha Collier, Michael Young, and he is authorized by them to execute this instrument on their behalf.

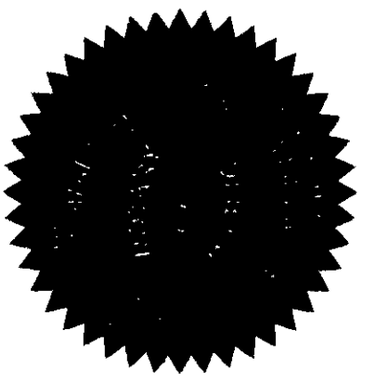
Witness my hand and seal, at Office, this 30 day of October, 2018.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

GRANTORS [Continued]:

Jerry Nix Hart



STATE OF Florida)
COUNTY OF Gulf)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Nix Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 31st day of October, 2018.

Notary Public
My Commission Expires: 12-18-18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section Five, Bradford Hills, as of record in Plat Book 7900, page 6 and Plat Book 7900, pages 287-288, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rodger D. Speegle and Michael C. Barnes, as tenants in common with the right of survivorship by deed dated June 27, 1996 from Henry B. Brackin, III and wife, Sanom Brackin of record in Book 10102, page 903, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 4, 2008 of record in Instrument No. 20080214-0015098, Register's Office for Davidson County, Tennessee, Michael C. Barnes conveyed his interest in subject property to Rodger D. Speegle. Rodger D. Speegle being one and the same as Rodger Dale Speegle, having since died intestate on March 28, 2018. The Estate of Rodger Dale Speegle was filed for Administration in Docket No. 18P1075, Probate Court for Davidson County, Tennessee. Pursuant to Affidavits of Heirship of record in Instrument No. 20181106-0109880 and Instrument No. 20181106-0109881, Register's Office for Davidson County, Tennessee, the heirs at law of Rodger Dale Speegle are Mark Young, Sarah Loriann Young Howard, Thresia Charlene Young, Beth Young, Greg Young, Larry Presley, Mary Carol Young Thompson, Linda Linseman, Ginger Fitzgerald, Mary Lee Young Drake, Julia Faye Johnson Dorey, Gary Joe Young, Billy O'Neall Young, Martha Collier, Michael Young, and Jerry Nix Hart.

This conveyance is made subject to:

1. State and County taxes for the year 2019 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 172 12 0 A 105 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Bradford Hills, of record in Book 8069, page 170, made applicable in Book 8372, page 901, Register's Office for Davidson County, Tennessee.
3. By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bradford Hills Homeowners Association, Inc. of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 7900, page 6 and Plat Book 7900, pages 287 and 288, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.
7. Deeds of Conveyance of record in Book 8377, page 769, Book 8377, page 808 and Book 8614, page 870, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1318, page 441, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 2021, page 374, Register's Office for Davidson County, Tennessee.