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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Daniel D. Hite
AFFIANT

Subscribed and sworn to before me this 24th day of March 2020.

D A Childress
Notary Public

My Commission Expires:
5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 376415 DEEDWARR
03/24/2020 09:58:01 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20200324-0031799

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Daniel D. Hite 3104 Forrest Park Ave. Nashville, TN 37215	New Owner	129-08-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

CAROLYN H. HITE, unmarried

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

DANIEL D. HITE

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING improved property known as 103 Alton Road, Nashville, Tennessee 37205.

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 covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set out in EXHIBIT "B" hereto. Grantor does further covenant and bind herself, her successors and assigns, to warrant

and forever defend the title to said land to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of March 2020.

Carolyn H. Hite

CAROLYN H. HITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CAROLYN H. HITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 24th day of March 2020.

David A. Childress

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 21 of Block "A", as shown on the map entitled Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by Executrix's Deed from CAROLYN H. HITE, EXECUTRIX of the James T. Holt Estate, to CAROLYN H. HITE, dated August 31, 1990, of record in Book 8207, Page 167, said Register's Office.

EXHIBIT "B"

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. Davidson County taxes and assessments for the year 2020 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee.