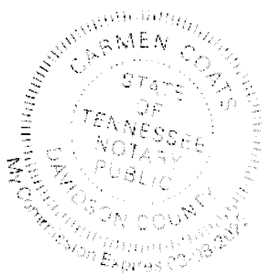
Karen Johnson Davidson County
Batch# 538441 DEEDWARR
12/18/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20201218-0150544

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 16th day of December, 2020. Notary Public My commission expires: **03 08 2022**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Glenn Hite	NEW OWNER	047-00-0-074.00 038-00-0-129.00
5465 Eatons Creek Road		
Ashland City, TN 37015		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID CHESLEY HITE, III***, **UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL GLENN HITE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, and described according to a survey prepared by Ralph W. C. Lambert, Surveyor, August 30, 1954, as follows: Beginning at an iron pin in the easterly margin of Old Hickory Boulevard in the intersection of a gravel roadway at the southwesterly corner of the property conveyed to Alvin D. Brigham and wife, Maye Brigham, by deed from Seth E. Walker and wife, Ann Walker, of record in Book 1715, page 448, Register's Office for said County; thence with said gravel roadway as follows: North 88 deg. East 55 feet to an iron pin, North 53 deg. 30 min. East 437 feet to an iron pin; thence North 82 deg. East 100 feet, more or less, to an iron pin. thence North 73 deg. West, passing a 24 inch elm at the margin of said gravel roadway and continuing with a utility line a total of 390 feet to a stake in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, South 22 deg. West 403 feet to the point of beginning, and containing 1 1/2 acres, more or less.

Being the same property conveyed to David Chesley Hite, III by Quitclaim deed from Michael Hite of record in Instrument No. 20081220121744 Register's Office for Davidson County, Tennessee, dated November 10, 2008 and recorded on December 22, 2008.
Being the same property conveyed to David Chelsey Hite, III and Michael Hite by Quitclaim deed from David Chelsey Hite, III of record in Instrument No. 201910300111119 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 30, 2019.

Being also known as 5550 Old Hickory Boulevard Nashville, Tennessee 37218.

* The Deed for 5550 Old Hickory Boulevard Nashville, Tennessee 37218 recorded in Instrument No. 201910300111119 Register's Office for Davidson County, Tennessee incorrectly listed the onwner name as David Chelsey Hite, III, however the correct spelling is David Chesley Hite, III.

Tract 2:
Land in the 13th Civil District of Davidson County and beginning at an iron pin in the southwesterly margin of Blue Berry Hill Road, said point being 287 feet northwesterly from the Paul Rossell Northwest corner; thence with said margin northwestwardly 390 feet to Swafford's (Book 4499, Page 306) northwest corner; thence with Swafford's boundary S-41 degrees West 602 feet to an iron pin; thence South-11 degrees East 237 feet to an iron pin in the northerly margin of an Old Road; thence N-44 degrees 30' East, 800 feet, more or less to the point of beginning and containing 6.0 acres.

Being the same property conveyed to David Chesley Hite, III by Warranty deed from Rosemary Williams, Co-Executor of the Estate of Reta Hamilton of record in Instrument No. 200811100111268 Register's Office for Davidson County, Tennessee, dated November 3, 2008 and recorded on November 10, 2008.

Being also known as 4161 Blueberry Hill Road Nashville, Tennessee 37218.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5550 Old Hickory Boulevard, Nashville, TN 37218 and 4161 Blueberry Hill Road Nashville, Tennessee 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2020.

David Chesley Hite, III ~~AKA~~ By Michael Glenn Hite
His Attorney-In-Fact

David Chesley Hite, III **Michael Hite, his Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Chesley Hite, III, with whom Michael Hite, Attorney-in-fact for I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of December, 2020.

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/24

My Comm. Expires
March 06, 2024

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

