This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100017768 DEEDWARR
Recvd: 03/26/10 11:59 2 pgs
Fees:13.00 Taxes:536.50
20100326-0022672

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Andrew P. Pedrotty
3457 Parkwood Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel No. 86.14-0B-123.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Scott Kempton, a single man** hereinafter called the **Grantors**, do hereby convey unto **Andrew P. Pedrotty, an unmarried man,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being all of Lot No. 73, Fleetwood Subdivision, Phase Two, being a planned unit development, according to plat thereof, of record in Plat Book 6900, Page 738 and 739 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location description of said lot.

Being the same property conveyed to Scott Kempton a single man on June 15, 2007 by Warranty Deed of record in Instrument 20070710-0081931 said Register's Office.
Subject to Restrictive Covenants of record in Book 7170, Page 987 as amended in Book 7628, Page 6 and in Book 7940, Page 565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.
This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3457 Parkwood Court, Hermitage, TN 37076.
Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

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, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of March, 2010.

Scott D. Kempton

Scott Kempton

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Scott Kempton known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 26th day of March, 2010

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Sherri S. Hoskins

Affiant

Sworn and subscribed before me on March 26, 2010.

Notary Public

My Commission Expires : 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013