This space for Register's Office:

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

Davidson County DEEDWARR
Recvd: 10/23/12 14:21 3 pgs
Fees:18.00 Taxes:575.35
20121023-0097144

ADDRESS NEW OWNER:
Landon P. Rose and Jenna E. Rose
3217 Haskell Lane
Antioch, TN 37013

SEND TAX BILLS TO:
Bancorp South Bank
P.O. Box 3356
Tupelo, MS 38803

Map & Parcel No: 174.11-0A-444.00- 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 **Robert Dmowski, by and through his attorney in fact, Pam Ford,** hereinafter called the **Grantor**, does hereby convey unto **Landon P. Rose and Jenna E. Rose, husband and wife,** hereinafter called the **Grantee**, 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:

Being Lot No. 372 on the plan of Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Dmowski on February 6, 2012 by Warranty Deed of record in Instrument No. 20120221-0014854, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Robert Dmowski pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20121023-0097143 **, 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 paid in full at closing; 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: 3217 Haskell Lane, Antioch, TN 37013

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(s) COVENANT(s) 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(s) FURTHER COVENANT(s) 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/we 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/We have hereunto set my/our hand(s) and seal(s) this 19th day of October, 2012.

Robert Dmowski by Pam Ford his attorney in fact

Robert Dmowski by Pam Ford his
Attorney in fact.

STATE OF Tennessee
County of Williamson

On this 19th day of October, 2012, before me personally appeared Pam Ford who executed the foregoing instrument on behalf of Robert Dmowski and acknowledged that she executed the same as the free act and deed of Robert Dmowski through Power of Attorney granted her.

Sheri Engel
Notary Public in and for the
State of Tennessee
My commission expires January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,500.00

Jenna Rose
Affiant

Sworn and subscribed before me on October 19, 2012.

Sheri Engel
Notary Public

My Commission Expires : January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

