(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13050211

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20130057257 DEEDWARR
Recvd: 07/05/13 09:54 2 pgs
Fees:13.00 Taxes:678.95

20130705-0069550

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$183,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013.

Notary Public
My Commission Expires: March 18, 2014

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 18, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert R. Pearson and Destin Pearson 4009 Stonybrook Dr Nashville TN 37221	~~New Owner~~ Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	Tax Parcel ID No. 141060C04600CO

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, **Jonathan Lee Scott and wife, Melanie B. Scott as Tenants by the Entireties** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Pearson and Destin Pearson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Riverbridge Community, Phase 1B of record in Instrument No: 20030709-0094605, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Lee Scott and wife, Melanie B. Scott, as Tenants by the Entireties by Quitclaim Deed from Melanie A. Baltz Scott, recorded on the 29th day of February, 2008 in Instrument No. 20080229-0019943, in the Register's Office of Davidson County, Tennessee.

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 rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, PHASE 1B, as recorded in Instrument No. 20030709-0094605.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016032, 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20100330-0023630.

Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

Storm Water Detention Agreement recorded at Instrument No. 20021217-0155374.

Right of Way Dedication recorded at Instrument No. 20081208-0118318.

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, Page 415, Register's Office for said County.

Easement for flow of the waters of the Harpeth River and the rights of the public therein.

Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

This is improved property located at 4009 Stonybrook Dr Nashville TN 37221.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 2nd day of July, 2013.

Jonathan Lee Scott

Melanie B. Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Lee Scott and Melanie B. Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014