THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31511-11-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $9,794.40. X _____ Affiant Subscribed and sworn to before me this 13th day of December, 2013. _____ Notary Public for the State of Tennessee My Commission Expires: _____ ELIZABETH SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Pete Milazzo 1518 Charleston Park Drive Spring Hill, TN 37174	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel Nos.: 052 040 09400 052 040 09500 052 040 09600 (for 2014: 052 040 09400)

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, **Derek Kimbro**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pete Milazzo** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located on Cheyenne Boulevard, Madison, TN 37115.

Subject property is not now, nor has it ever been, the marital residence of the Grantor.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of December, 2013.

_____
Derek Kimbro

BILL GARRETT, Davidson County
Trans:T20130104671 DEEDWARR
Recvd: 12/16/13 14:14 3 pgs
Fees:18.00 Taxes:36.24

20131216-0126909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Derek Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of December, 2013.

Notary Public for the State of Tennessee

My Commission Expires: _____

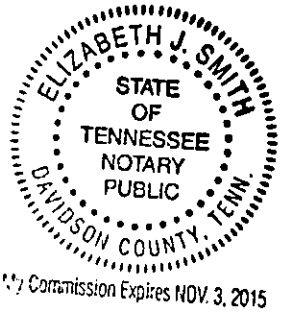


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Bobby's Place - Cheyenne Boulevard, of record in Instrument No. 20130430-0043148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Derek Kimbro by deed dated October 5, 2007, from The Farmers Bank, of record in Instrument No. 20071011-0121138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 052 040 09400. (Lot 1 on consolidated plat)
2. All matters appearing on the Plan of record as Instrument No. 20130430-0043148, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3569, page 87, Register's Office for Davidson County, Tennessee.