Davidson County DEEDWARR
Recvd: 11/01/07 15:57 2 pgs
Fees:13.00 Taxes:551.30

20071101-0129166

WARRANTY DEED

R-KW-07-404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Benson	Magna Bank fkn 1st Trust Bank for Savings	
404 Barkley Court (ADDRESS)	P.O. Box 17257 (NAME)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (ADDRESS) (CITY) (STATE) (ZIP)	173-4-A-82 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THEODORE J. TIESLER AND CARRIE TIESLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUSTIN BENSON AND LINDSEY BENSON, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 82, OAK HIGHLANDS, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 431-435, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THEODORE J. TIESLER TO THEODORE J. TIESLER AND WIFE, CARRIE TIESLER AS RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068450 AND WARRANTY DEED FROM BRIAN C. COOPER AND WIFE, MEGAN M. COOPER TO THEODORE J. TIESLER, MARRIED AS RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068447, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6900, PAGE(S) 431-435; DECLARATION OF RESTRICTIVE COVENANTS OF RECORD IN BOOK 7350, PAGE 24, RE-RECORDED IN BOOK 7367, PAGE 587, AMENDED IN BOOK 8765, PAGE 77, SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 200004280042354, 20020725-0089130 AND 20020725-0089131; HOA BY-LAWS OF RECORD IN BOOK 7367, PAGE 615, AMENDED IN BOOK 8765, PAGE 90; HOA CHARTER OF RECORD IN BOOK 7337, PAGE 529, AMENDED IN BOOK 8765, PAGE 100, ARTICLES OF MERGER OF RECORD IN INSTRUMENT NO. 20070807-0093758; EASEMENT FOR SANITARY SEWER/DRAINAGE OF RECORD IN INSTRUMENT NO. 20001002-0097139; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 7189, PAGE 379; COVEYANCE TO OAK HIGHLANDS HOA OF RECORD IN BOOK 7473, PAGE 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 404 Barkley Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of October, 2007.

Theodore J. Tiesler

Carrie Tiesler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore J. Tiesler and Carrie Tiesler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of October, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title Group Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903