Davidson County DEEDWARR
Recvd: 05/21/08 14:26 2 pgs
Fees:13.00 Taxes:703.00

20080521-0052281

State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$190,000.00**

Affiant

Subscribed and sworn before me this 16th day of **May, 2008.**

Notary Public

My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
David Dauwen **4728 Aaron Drive** **Antioch, TN 37013**	**4728 Aaron Drive** **Antioch, TN 37013**	New Owner

Map 173-4-A, Parcel 101

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WILLIAM NEAL HARGROVE, A SINGLE MAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

DAVID DAUWEN AND BETTY DAUWEN Tennants in Common **WITH RIGHT OF SURVIVORSHIP,**

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Oak Highlands, Phase I, as of record in the Plat Book 6900, pages 432 through 435, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William Neal Hargrove, a single man, by Deed from U.S. Bank National Association dated 06/05/2007 of record in Instrument No. 20070619-0073425, Register's Office for said County.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6900, pages 432-435, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 7350, page 24, and re-recorded in Book 7367, page 587; amended in Book 8765, page 77, Instrument No. 200004298-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131; Amendment to By-Laws of record in Book 8765, page 90 and Quitclaim Deeds to Oak Highland Homeowners Association of record in Book 7473, page 697 and Instrument No. 20040217-0017737, Register's Office for said County.

Subject to Charter of Oak Highlands Homeowners Association, Inc. of record in Book 7337, page 529 and amended in Book 8765, page 100, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 16th day of May, 2008.

William Neal Hargrove

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **William Neal Hargrove,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 16th **day** of **May, 2008.**

My Commission Expires:

3-20-10

Notary Public

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212