Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120093398 DEEDWARR
Recvd: 12/06/12 12:46 2 pgs
Fees:13.00 Taxes:621.60

R-BR-12-8118 20121206-0112549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoBeth Harman	JoBeth	
8118 Valley Oak Drive (ADDRESS)	(NAME)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	181-14-0-A-035.00 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, I/we DANA M. MCGOWAN AND MICAH KEITH MCGOWAN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOBETH HARMAN, _____, 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 NO. 35 ON THE PLAN OF THE VILLAS AT CONCORD PLACE, PHASE 1, OF RECORD IN INSTRUMENT NO. 20050922-0114218, EXHIBIT A-1 TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE, RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DANA MICHELLE MALISZEWSKI AND MICAH KEITH MCGOWAN BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20090330-0028116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 25, 2009 AND RECORDED ON MARCH 30, 2009. SAID DANA MICHELLE MALISZEWSKI HAVING SINCE MARRIED IS NOW KNOWN AS DANA M. MCGOWAN.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20050922-0114218; INSTRUMENT NUMBER 20050922-0114218 AMENDED BY INSTRUMENT NO. 20061228-0160255; INSTRUMENT NUMBER 20050922-0114218; INSTRUMENT NUMBER 20051031-0130768; BOOK 4424, PAGE 967; INSTRUMENT NUMBER 20050505-0050659; INSTRUMENT NUMBER 20050415-0042176, AMENDED BY INSTRUMENT NOS. 20051230-0156533 AND 20110613-0045170; INSTRUMENT NUMBER 20051219-0151953, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 8118 Valley Oak Drive, Brentwood, Tennessee 37027
(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 29th day of November, 2012.

Dana M. McGowan

Micah Keith McGowan

STATE OF Tennessee
COUNTY OF Davidson

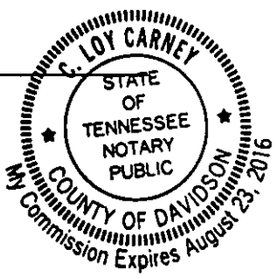
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana M. McGowan and Micah Keith McGowan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 29th day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)



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