WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Lana Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2014.

Jennifer Harris
Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1987

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis J. Dingeman	SAME	176050A08100CO
(NAME)	(NAME)	
6636 Shadyview Drive		Davidson County DEEDWARR Recvd: 03/17/14 12:11 3 pgs Fees:18.00 Taxes:466.20 **20140317-0021871**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Lewis T. Harville and Amy L. Harville, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dennis J. Dingeman and Jane E. Dingeman, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in County. Tennessee. being Lot No. 290, on the plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lewis T. Harville and wife, Patty Harville by Warranty Deed dated from W. L. Bainbridge, Inc. of record in Book 10958, Page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis T. Harville by Quit Claim Deed dated 12/04/2002 from Patty B. Harville of record in Instrument 200212130154010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis T. Harville and Amy L. Harville, husband and wife by Quit Claim Deed dated 03/25/2013 from Lewis T. Harville of record in Instrument 201304010031419, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis T. Harville and Amy L. Harville, husband and wife by Quit Claim Deed dated 03/25/2013 from Lewis T. Harville of record in Instrument 201304010031899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plan Book 6900, Page 884, Plat Book 6900, Page 885, Plat Book 6900, Page 886, Plat Book 6900, Page 887; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9678, Page 187, as amended of record in Book 9764, Page 44, as amended of record in Instrument 20010614006271O; 3. Said By-Laws were amended of record in Instrument 200012070120450; 4. Rules and Regulations of record in Instrument 200106140062709 and Instrument

LTH

200110150111957, as amended in Instrument 200310100150800; 5. Agreement for Dedication of Easement for Sanitary Sewer of record in Book 4435, Page 20; 6. Right of Way Agreement of record in Book 5897, Page 209; 7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7145, Page 614; Book 7145, Page 618, and Book 9790, Page 311; 8. Deed of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579, and Book 8169, Page 588; 9. Grant of Transmission Line Easement of record in Book 9632, Page 973; 10. Charter of the Homeowners Association of record in Book 9680, Page 319; 11. Quitclaim Deed to the Homeowner's Association of record in Book 9786, Page 923, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6636 Shadyview Drive, Antioch, TN 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/or 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/or 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 our hands this 17th day of March, 2014.

Lewis T. Harville

Amy L. Harville

State of Tennessee
County of Rutherford

Personally appeared before me Lewis T. Harville and Amy L. Harville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of March, 2014.

Notary Public

My Commission Expires: 10-18-16

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Carol M. Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Harris, Notary

My Commission Expires: 10-18-16

