WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150036628 DEEDWARR
Recvd: 05/12/15 11:18 3 pgs
Fees: 18.00 Taxes: 610.13
20150512-0043400

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHARON RAMOS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-9-2018

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Havener	NEW OWNER	150-16-0-A-059.00 CO
(NAME) 2809 Windcrest Trail	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 21st day of March, 2015, by and between **TIM DAWSON AND LATISHA DAWSON, HUSBAND AND WIFE,** party of the first part, and **ROBERT S. HAVENER, IV AND ANGELA D. HAVENER, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, Being Lot No. 42 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tim Dawson and wife LaTisha Dawson by Warranty Deed from Classic Homes BOS, LP, dated 04/15/2005 recorded 04/19/2005, of Record in Instrument No. 20050419-0043614, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

DEBORAH L HOTCHKISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TIM DAWSON

LATISHA DAWSON

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TIM DAWSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of March, 2015.

Commission expires: 6/21/16

Deborah L. Hotchkiss
Notary Public

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LATISHA DAWSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of March, 2015.

Commission expires: 6/21/16

Deborah L. Hotchkiss
Notary Public

DEBORAH L HOTCHKISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

All matters shown on the plat of record in Plat Instrument No. 20031210-0176853, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of Record in Instrument No. 20030219-021585 and to By-Laws of recorded of Record in Instrument No. 20030219-0021586, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Subject to the Charter of the HOA recorded of Record in Instrument No. 20030228-0026797, in the Register's Office for Davidson County, Tennessee.