BILL GARRETT, Davidson County
Trans:T20130014632 DEEDWARR
Recvd: 02/21/13 13:06 2 pgs
Fees:13.00 Taxes:314.50
20130221-0017513

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Wilson) The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this 19 day of February, 2013. Notary Public My Commission Expires: 4-20-15

Address New Owner As Follows: Roger L. Wymer, Jr. Margaret Wymer 539 Chandler Place Hermitage, TN 37076	Send Tax Bills To: US Bank, N.A. PO Box 7298 Springfield, OH 45501	Map-Parcel Number: 086-06-0A-539.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kirsten N. Hassler, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger L. Wymer, Jr. and Margaret Wymer, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 539 of Steeplechase Condominiums, as shown by plat of record in Book 6816, page 483, and as amended in Book 7390, page 1 and in Instrument No. 20051216-0151253, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kirsten N. Hassler, unmarried, by deed from Samuel Ryan Keith, unmarried, of record in Instrument No. 20080718-0073984, dated July 18, 2008, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Exhibit to the Master Deed of record in Book 6816, page 483, amended in Book 739, page 1 and Instrument 200512160151253, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Steeplechase Condominiums, of record in 6816, page 483, amended in Book 7390, page 1 and Instrument No. 200512160151253, Register's Office for said County.

4. Easement for flowage of Dry Fork Creek.

5. Easement for power and telephone lines and sanitary sewers in Book 4833, page 28, said Register's Office.

6. All matters shown on the Boundary Plat in Book 6200, page 454, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **539 Chandler Place, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of February, 2013.

Kirsten N. Hassler

Kirsten N. Hassler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirsten N. Hassler, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2013

CATHERINE H. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
514 Words 21, 2016

(Seal)

Notary Public

My Commission Expires: 6-21-16