WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $86,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P6000 HARLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
The Randall K. Harley, Jr.	Westgate Property Managment	163110D00200CO
2916 Mc Nairy Lane	2916 McNairy Ln	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS R. WOESTMAN AND CATHERINE J. WOESTMAN, AS TRUSTEES OF THE WOESTMAN 2013 REVOCABLE FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Randall K. Harley, Jr., Co-Trustee and Jim Rayburn Harley, Sucessor Co-Trustee of The Randall K. Harley, Jr. Living Trust dated 10/3/95

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2962 Baby Ruth Lane, Antioch, TN 37013

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 its hand on the 26th day of November, 2013.

Dennis R. Woestman
Trustee

Catherine J. Woestman
Trustee

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Dennis R. Woestman and Catherine J. Woestman, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the trustees of **THE WOESTMAN 2013 REVOCABLE FAMILY TRUST**, the within named barganor, a trust, and that Dennis R. Woestman and Catherine J. Woestman, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Santee CA, this 26th day of November, 2013.

Notary Public

My Commission Expires: 4/18/17

JANE M. OWEN
COMM. #2013753
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Comm. Exp. April. 18, 2017

BILL GARRETT, Davidson County
Trans:T20130102312 DEEDWARR
Recvd: 12/05/13 14:04 2 pgs
Fees:13.00 Taxes:318.20

20131205-0124085

13-P6000 HARLEY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2, PLAN OF HICKORY PLACE TOWNHOUSES, as shown on plat of record in Plat Book 11190, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Michael C. Africa, an unmarried man to Dennis R. Woestman and Catherine J. Woestman, husband and wife as recorded on the 26th day of July, 2006 in Instrument No. 20060726-0090498 and Warranty Deed from Dennis R. Woestman and Catherine J. Woestman, husband and wife to Dennis R. Woestman and Catherine J. Woestman, as trustees of the Woestman 2013 Revocable Family Trust as recorded on the 6th day of June, 2013 in Instrument No. 20130606-0057767, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY PLACE TOWNHOUSES, as recorded in Plat Book 11190, Page(s) 54, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY PLACE TOWNHOUSES Condominium of record in Book 11468, Page 921 , as amended by instrument(s) of record in Book 11479, Page 882 and Book 11641, Page 145, re-recorded in Book 11642, Page 255; also subject to easements, rights and interests 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 building thereon.

e. Charter of Hickory Place Homeowners Association recorded in Book 6472, Page 429, amended in Book 11641, Page 142.