WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger L Wymer Jr.	Roger L Wymer Jr.	096110A05500CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
328 Hickory Place	328 Hickory Place	Trans:T20150004024 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/16/15 10:01 2 pgs
Nashville, TN 37214	Nashville, TN 37214	Fees:13.00 Taxes:321.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150116-0004664

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, I, **Rachel Borresen (formerly Rachel S. Humphrey, unmarried)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roger L Wymer Jr. and Margaret E Wymer, 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 Davidson County, Tennessee, being Unit G-5, Phase V, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 187 and referred to as Exhibit " C " found at Page 190, Unit G-5 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Rachel S. Humphrey, unmarried by Warranty Deed from Charles E. Carter and wife Reba Brown Carter f/k/a Reba A. Brown, dated 08/25/2005, of record in Instrument No. 20050826-0102594, in the Register's Office of Davidson County, Tennessee. The said Rachel S. Humphrey having since married and is now known as Rachel Borresen. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) Matters as shown on the Plat recorded in Plat Book 6250, Page 795; (2) Covenants, conditions, easements and restrictions recorded as Book 6472, Page 435, re-recorded in Book 6476, Page 663 and amended in Book 7015, Page 187, 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; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 6391, Page 482; (4) Charter of Homeowner's Association as shown of record in Book 6472, Page 429, 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 328 Hickory Place, Nashville, TN 37214
(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 my hand this 9 day of January, 2015.

Rachel Borresen

Rachel Borresen

State of Tennessee
County of Hamilton

Personally appeared before me Rachel Borresen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9 day of January, 2015.

Notary Public
My Commission Expires: 8/8/18

GENTRY D. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122