NEW OWNER:

Michael R. Wambles
Kathy C. Wambles
2012 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1089

Map 097 Group 02-0-A Parcel 335.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150099878 DEEDWARR
Recvd: 11/24/15 11:00 2 pgs
Fees:13.00 Taxes:797.35
20151124-0119041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand Five Hundred and 00/100 Dollars ($215,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT J. ROGERS AND LAUREN ROGERS, HUSBAND AND WIFE,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL R. WAMBLES AND KATHY C. WAMBLES, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 335 on the plan of Villages of Riverwood, Section One, Phase 4B, of record in Instrument No. 20130628-0067075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and legal description.

BEING the same property conveyed to Robert J. Rogers, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 30, 2013, and of record Instrument No. 20131003-0103758, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2012 Hickory Brook Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **November, 2015**.

ROBERT J. ROGERS

LAUREN ROGERS joins in this conveyance for the purpose of conveying her marital interest and any other interests she may have in the above described property.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT J. ROGERS AND LAUREN ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **November, 2015**.

NOTARY PUBLIC

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-18-2018

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is $ **215,500.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of **November, 2015**.

NOTARY PUBLIC

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires:

MY COMMISSION EXPIRES:
JANUARY 24, 2017