WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.20.2017

(AFFIX SEAL)

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
Jason Bollenbaugh	Movement Mortgage LLC	161-05-0A-041.00
(NAME)	(NAME)	
825 Ashlawn Place	811 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160070667 DEEDWARR
Recvd: 08/15/16 14:04 2 pgs
Fees:13.00 Taxes:473.60

20160815-0084884

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, we, **Roger L. Wymer Jr. and wife, Margaret E. Wymer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason Bollenbaugh, an unmarried man**, hereinafter called the GRANTEE(S), 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 No. B-25, on the Plan of Ashlawn Place Condominiums, according to the Master Deed of record in Book 6607, Pages 596 thru 673, as amended by Book 7168, Page 550, Register's Office for Davidson County, Tennessee, to Which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roger L. Wymer, Jr., and wife, Margaret E. Wymer by Warranty Deed from Dianne Reid Vire, a married person, dated 01/13/2003, recorded 01/21/2003, of record in Instrument No. 20030121-0008280, in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions of record in Book 6607, Page 596, Amendment of record in Book 7168, Page 550, 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. Deed of Conveyance of record in Book 4786, Page 520, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6416, Page 871, in the Register's Office for Davidson County, Tennessee. Charter of Ashlawn Place Association, Inc., record in Book 6607, Page 182, Book 6769, Page 527, in the Register's Office for Davidson County, Tennessee. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

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 825 Ashlawn Place, Nashville, TN 37211

(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), 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), 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 our hands this 10th day of August, 2016.

Roger L. Wymer Jr.

Margaret E. Wymer

State of Tennessee
County of Wilson

Personally appeared before me Roger L. Wymer Jr. and Margaret E. Wymer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800