THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191123769**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,500.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2019. Notary Public My Commission Expires: 9/14/22

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 331837 DEEDWARR
12/18/2019 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,611.35
20191218-0130665

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer L. Gourley and Wayne B. Gourley 4820 Medalist Circle Hermitage TN 37076	New Owner	Tax Parcel ID No. 85-04-0A-204.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard D. Wehmeyer and Kimberly D. Wehmeyer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer L. Gourley and Wayne B. Gourley, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D Planned Unit Development of record in Instrument No. 20141014-0094506, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Wehmeyer and Kimberly D. Wehmeyer, husband and wife by Warranty deed from Lexicon Government Services, LLC, a Limited Liability Company of record in Instrument No. 20160916-0097655 Register's Office for Davidson County, Tennessee, dated September 13, 2016 and recorded on September 16, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, as amended and restated in Instrument No. 20090623-0058338, and further amended and restated in Instrument No. 20120202-0009628, and supplemented in Instrument No. 20120207-0011118, Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Water Line of record in Instrument No. 20060801-0093487, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20070730-0089806 and in Instrument No. 20060809-0097670, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321 and Instrument No. 20120730-0066771, in the Register's Office for Davidson County, Tennessee.

Certification of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, in the Register's Office for Davidson County, Tennessee.

Deed for an Easement for a Water Line of record in Book 4212, page 147, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497, and Instrument No. 20100720-0056521, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, in the Register's Office for Davidson County, Tennessee.

Agreed Order of record in Instrument No. 20100106-0001301, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, in the Register's Office for Davidson County, Tennessee.

Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20060809-0097670, said Register's Office.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4820 Medalist Circle Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2019.

Richard D. Wehmeyer

Kimberly D. Wehmeyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard D. Wehmeyer and Kimberly D. Wehmeyer, 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 17th day of December, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

