THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/06/11 12:02 3 pgs
Fees:18.00 Taxes:1283.53
20110906-0068806

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 172-13-A-24.00CO

The actual consideration or value, whichever is greater, for this transfer is $346,900.00.

Affiant

Subscribed and sworn to before me this the 2nd day of September, 2011.

My Commission Expires: _____

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kelly A. Wolgast
505 Logwood Briar Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

SAME

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DWIGHT T. BAPTIST, an unmarried person** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **KELLY A. WOLGAST, an unmarried person** (hereinafter the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Williams Grove, Section One, as shown on plat of record in Book 9700, pages 580 thru 582, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dwight T. Baptist and wife Bette J. Baptist by deed from Pulte Homes Tennessee Limited Partnership of record in Book 11589, page 767, Register's Office for Davidson County, Tennessee, July 16, 1999. The said Bette J. Baptist passed away on December 9, 2005.

BEING improved property known as 505 Logwood Briar Circle, Brentwood, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2011 and subsequent years. Tax Parcel No. 172-13-A-24.00CO.

2. All matters shown on the PUD Boundary of record in Book 9700, page 520, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 9700, pages 580 thru 582, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678,as amended in Book 11167, page 755, Book 11643, page 316 as supplemented in Instrument 199912060300190, amended in Instrument 200105140049490 , Register's Office for DavidsonCounty, 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.

5. By-Laws in Book 10741, page 716, Register's Office for Davidson County, Tennessee.

6. Charter in Book 10741, page 669, amended in Book 10741, page 671 and Instrument 200106180064214, Register's Office for Davidson County, Tennessee.

7. Conveyance of common area in Instrument 200105140049489, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement in Book 10951, page 699, Register's Office for Davidson County, Tennessee.

9 Easement in Book 11383, page 728, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, successors, and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors, and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this the 2nd day of September, 2011.

DWIGHT T. BAPTIST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **DWIGHT T. BAPTIST,** 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 the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 2nd day of September, 2011.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

CERTIFICATE OF AUTHENTICITY

I, Heather D. Wood, 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.

Heather Wood
Heather D. Wood

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Nix
Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012