WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015007 DEEDWARR
Recvd: 03/01/12 09:19 2 pgs
Fees:13.00 Taxes:925.00
20120301-0017857

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kenneth R. Ziegler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2012.

Tobey Johnson
Notary Public

MY COMMISSION EXPIRES: 5/24/12
(AFFIX SEAL)

TOBEY JOHNSON
Notary Public - State of Kansas
My Appt. Expires 5/24/12

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Ziegler	Wells Fargo Bank, N.A.	Map 171-3-B
(NAME) 641 Old Hickory Boulevard Unit 140	(NAME) 10401 Deerwood Park Blvd	Parcel 840 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **REGAN W. ZIEGLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH R. ZIEGLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 76 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regan W. Ziegler, an unmarried man, by deed dated February 9, 2007, from Michael K. Echols of record in Instrument No. 20070215-0019302, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 364, said Register's Office; (c) restrictive covenants of record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Instrument No. 20050705-0076596, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office; (d) Bylaws of record in Book 10126, page 486 and Book 10275, page 959, said Register's Office; (e) Boundary plat of record in Plat Book 7900, page 509, said Register's Office; (f) Utility easements of record in Book 7358, page 643 and Book 9607, page 431, said Register's Office; (g) Stormwater easement of record in Book 10012, page 756, said Register's Office; (h) Right of way easement of record in Book 7851, page 712, said Register's Office; and (i) Sewers easement of record in Book 7993, page 269, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Boulevard Unit 140, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 29th day of February, 2012.

Regan W. Ziegler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regan W. Ziegler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015