WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2013.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mikell D. Wiggs	Gardner Financial Services, Ltd	Parcel ID:
6409 Riverplace Drive	1635 NE Loop 410; Ste 700	126160A03800
Nashville, TN 37221	San Antonio, TX 78209	

FOR AND IN 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, we

Steven Bengelsdorf and wife, Sarah Bengelsdorf

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mikell D. Wiggs

hereinafter called the GRANTEES, their 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. 38 on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Bengelsdorf and spouse, Sarah Bengelsdorf, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument 20040112-0004623, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument Instrument 20111050121083; 200204240050565; 200404300049313; 200603200031638; and 200612140154502, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Easement to Metro of record in Instrument 20040826-0103240, said Register's Office.

The signature of Steven Bengelsdorf is signed by his duly appointed Attorney-in-Fact, Sarah Bengelsdorf, pursuant to the Power of Attorney of record in Instrument 20130301-0020651, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6409 Riverplace Drive, Nashville, TN 37221

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 our hands this 21st day of February, 2013.

Steven Bengelsdorf By: Sarah Bengelsdorf as Attorney-in-Fact
Steven Bengelsdorf
By: Sarah Bengelsdorf, as Attorney-in-Fact

Sarah Bengelsdorf
Sarah Bengelsdorf

BILL GARRETT, Davidson County
Trans:T20130017107 DEEDWARR
Recvd: 03/01/13 10:29 2 pgs
Fees:13.00 Taxes:1368.63

20130301-0020652

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of February, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sarah Bengelsdorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Steven Bengelsdorf as his Attorney in Fact as the free act and deed of the within named Steven Bengelsdorf.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of February, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122