THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is 265,000.00.

Rachel Bellamy
Affiant

Sworn to and subscribed before me this 6th day of March, 2013.

Notary Public

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Marvin Wolgast	641 Old Hickory Boulevard, #140	Owner	
641 Old Hickory Boulevard, #140			171-03-0B-084.00
Brentwood, TN 37027	Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Kenneth R. Ziegler, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Marvin Wolgast,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, 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 Warranty Deed from Michael K. Echols, dated February 9, 2007, of record in Instrument No. 20070215-0019302, the same property being further conveyed to Kenneth R. Ziegler, unmarried, by Warranty Deed from Regan W. Ziegler, unmarried, dated February 27, 2012, of record in Instrument No. 20120301-0017857, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns.

BILL GARRETT, Davidson County
Trans:T20130021396 DEEDWARR
Recvd: 03/15/13 11:02 2 pgs
Fees:13.00 Taxes:980.50
20130315-0025995

against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of March, 2013.

Kenneth R. Ziegler
by Atty in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Chelsea Leigh Brown, the undersigned, a Notary Public, in and for said State and County, **Regan W. Ziegler,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Kenneth R. Ziegler,** and who is authorized by Kenneth R. Ziegler, to execute this instrument on behalf of Kenneth R. Ziegler.

WITNESS my hand and official seal at Franklin, Tennessee, this the 8th day of March, 2013.

CHELSEA LEIGH BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30MAR2015

My Commission Expires: 30MARCH2015

Record & Return to:
SIGNATURE TITLE SERVICES, LLC
505 East Main Street
Hendersonville, TN 37075
(615) 724-7100