THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By and Returned To:
Foundation Title and Escrow Series, LLC
9175 Carothers Parkway, Suite 105
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160015553 DEEDQC
Recvd: 02/25/16 11:27 2 pgs
Fees:12.00 Taxes:0.00
20160225-0018033

QUITCLAIM DEED

ADDRESS NEW OWNER:
Mark W. Wagner
8641 Altesse Way
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
181 14 OA 243.00

I, **Ben R. Wagner, a married man,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Mark W. Wagner, an unmarried man,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 160 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark W. Wagner, an unmarried man, and Ben R. Wagner, a married man, as Joint Tenants with right of survivorship by Deed from Centex Homes, a Nevada General Partnership dated November 28, 2007 and recorded December 3, 2007 as Instrument No. 200712030139602, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of Ben R. Wagner or his spouse.

This is improved property known as 8641 Altesse Way, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th ~~day~~ of February, 2016.

Ben R. Wagner

STATE OF Tennessee
COUNTY OF Blount

Personally appeared before me, the undersigned notary public, of said state and county, Ben R. Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 6th day of February, 2016.

Notary Public

MIKE MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires: 12/28/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2016.

Notary Public

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/23/16