Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160040488 DEEDWARR
Recvd: 05/16/16 09:16 2 pgs
Fees:13.00 Taxes:1128.50
20160516-0048274

ADDRESS NEW OWNER:
Margaret L. & Travis M.Wolfe
1400 Bridgecross Parkway
Nashville, TN 37076

SEND TAX BILL TO:
Franklin American Mortgage
6100 Tower Circle #600
Franklin, TN 37067

MAP/PARCEL 098-06-0A-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **J. Michael Borgelt and wife, Susan K. Borgelt,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Wolfe and Margaret Laurette Wolfe, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat of Phase 1, Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Michael Borgelt and wife, Susan K. Borgelt by Special Warranty deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument No. 20061214-0154334 Register's Office for Davidson County, Tennessee, dated December 12, 2006 and recorded on December 14, 2006.

This is improved property known as: **1400 Bridgecross Parkway, Nashville, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20051104-0133897, and

restrictions in Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of May, 2016.

J. Michael Borgelt

Susan K. Borgelt

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Douglas

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **J. Michael Borgelt and Susan K. Borgelt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 05-22-2019

KEYLA FREITAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154020279
MY COMMISSION EXPIRES 05/22/2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $305,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 169312