THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Robert Bolog & Jennifer Bolog
2837 Airwood Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 270915 DEEDWARR
08/13/2019 02:50:32 PM 2 pgs
Fees: $13.00 Taxes: $883.89
20190813-0080748

WARRANTY DEED

(Map 095-08-0; Parcel 238.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ELFRIEDE MUGGLER, TRUSTEE OF E. MUGGLER REVOCABLE LIVING TRUST U/A/D OCTOBER 7, 2010**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ROBERT ANDREW BOLOG AND JENNIFER LYNN BOLOG, HUSBAND AND WIFE** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodwind Subdivision, Section 1, as of record in Plat Book 6900, Page 763, Certificates of Correction of record in Book 7223, Page 363; Book 7725, Page 623 and Book 7965, Page 597, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> BEING a portion of the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler, by Warranty Deed from EBM Investments, Inc., dated May 19, 1989, of record in Book 7848, Page 686, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated December 21, 1994, the said Werner R. Muggler, conveyed all his right, title and interest in the subject property to Elfriede Muggler, of record in Book 9555, Page 478, in said Register's Office. Further, by Quitclaim Deed dated November 22, 2010, the said Elfriede Muggler conveyed all her right, title and interest in the subject property to E. Muggler, Trustee of E. Muggler Revocable Living Trust u/a/d October 7, 2010, of record in Instrument No. 20101123-0093724, in said Register's Office, and corrected by Scrivener's Affidavit dated April 19, 2011, of record in Instrument No. 20110504-0034160, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2837 Airwood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 7th day of August, 2019.

E. Muggler Revocable Living Trust u/a/d
October 7, 2010

By: Elfriede Muggler
Elfriede Muggler, Trustee

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elfriede Muggler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the E. Muggler Revocable Living Trust u/a/d October 7, 2010, and who further acknowledged that she executed the same as her free act and deed and by the authority granted her as Trustee of the E. Muggler Revocable Living Trust u/a/d October 7, 2010.

Witness my hand and official seal, this the 7th day of August, 2019.

Bonnie L. W
Notary Public

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

My Commission Expires: SEPTEMBER 25, 2019

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,888.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W A R
Affiant

Subscribed and sworn to before me this 7th day of August, 2019.

Bonnie L. W
Notary Public

My commission Expires: SEPTEMBER 25, 2019

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

File No. GTS2-2019-235