WARRANTY DEED

This Deed is a Revocable Trust

Davidson County DEEDWARR
Recvd: 05/10/07 14:08 2 pgs
Fees:12.00 Taxes:0.00

20070510-0056357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin L. Ziegler	Same As Owner	
(NAME)	(NAME)	**MAP 117-8**
3309 Belmont Avenue		
(ADDRESS)	(ADDRESS)	**PARCEL 280**
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NANCY S. HATCH AND HUSBAND, COLEY C. COLEMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELVIN L. ZIEGLER AND WIFE, LISA ZIEGLER,*** 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:

*as Trustees of The Ziegler Family Trust

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stokes Retreat of record in Book 4955, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 66.02 feet on the westerly margin of Belmont Boulevard and extends back 245.66 feet on the northerly line and 199.16 feet on the southerly line to a dead line in the rear on which it measures 51.68 feet.

Being the same property conveyed to Nancy S. Hatch and husband, Coley C. Coleman by Warranty Deed from Clementvision, Inc., Successor to Jack Music, Inc., a Tennessee Corporation, dated December 5, 1994, recorded December 7, 1994, of record in Book 9540, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 4955, page 15, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3309 Belmont Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of April, 2007.

Nancy S. Hatch

Coley C. Coleman

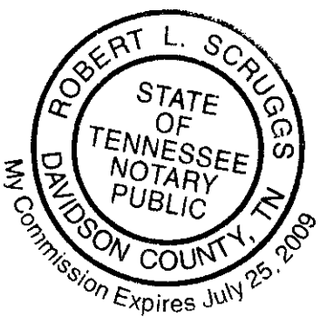
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Nancy S. Hatch and Coley C. Coleman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2007.

Commission expires:



Notary Public