WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090074448 DEEDWARR
Recvd: 11/02/09 12:57 2 pgs
Fees:13.00 Taxes:29.60

20091102-0100947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$8,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE 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
Ziegler Family Trust	**Same As Owner**	**p/o Map 117-08**
(NAME) **1609 Stokes Lane**	(NAME)	**Parcel 287.00**
(ADDRESS) **Nashville, TN**	(ADDRESS)	
(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, **DEBBIE D. SIMPLER AND HUSBAND, STEVEN H. SIMPLER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ziegler Family Trust,** 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:

Land located in the 25th Councilmanic District, Nashville - Davidson County, Tennessee and being a portion of the Re-subdivision of Lots 1 & 8, Stokes Retreat as of record in Instrument No. 20090624-0028752, plated by R. L. Montoya Land Surveying, Tennessee Registered Land Surveyor No. 697, dated March 12, 2009 as follows:

Beginning at a concrete monument in the west margin of Belmont Boulevard, said point being the southeast corner of Lot No. 1; thence, along the south line of Lot No. 1 South 89 degrees 21 minutes 35 seconds West 199.16 feet to a point, said point being the beginning point for this described parcel, the southeast corner of original Lot No. 8, the southwest corner of Lot No. 1; thence, along the south line of Lot No. 8 South 89 degrees 21 minutes 35 seconds West 66.51 feet to an iron rod; thence, along a new line North 15 degrees 32 minutes 51 seconds East 94.17 feet to an iron rod in the common corner of Lots 7 and 6 on the plan of Stokes Retreat as recorded in Plat Book 4955, page 15, thence along the south line of Lot No. 6 South 76 degrees 08 minutes 49 seconds East 14.95 feet to an iron rod, said point being the west point of Lot No. 2; thence along the west line of Lot No. 2 and No. 1 South 16 degrees 48 minutes 55 seconds East 91.83 feet to the point of beginning.

Being a portion of the land conveyed to Debbie D. Simpler and husband, Steven H. Simpler by Quitclaim Deed from Debbie D. Hoffman, now known as Debbie D. Simpler of record in Book 10049, page 149, Register's Office for Davidson County, Tennessee. Also acquired by instruments of record in Book 7506, page 996 and Book 5049, page 967, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **A portion of 1609 Stokes Lane, Nashville, TN (Lot 8, Stokes Retreat)**

(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 30th day of October, 2009.

Debbie D. Simpler

Steven H. Simpler

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Debbie D. Simpler and husband, Steven H. Simpler, 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 30th day of October, 2009.

Commission expires:



Notary Public