File No. 20100117

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047664 DEEDWARR
Recvd: 08/03/10 11:19 2 pgs
Fees:13.00 Taxes:436.60
20100803-0060931

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-13

(AFFIX SEAL)

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Ziska	Wells Fargo Home Mtg.	83-15-78
(NAME)	(NAME)	
2811 Huntleigh Drive	P.O. Box 660455	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas TX . 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Emily T. Selig, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Ziska and Ruth Ziska, 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 in the 15th Civil District of Davidson County, Tennessee, being Lot No. 34 the plan of Fortland Park, Section I, Addition I, as on record in Book 2854, page 68, Register's Office for Said County. Said Lot No. 34 begins at a point in the easterly margin of Riverside Drive, being the northwesterly corner of Lot No. 33 and the southwesterly corner of Lot No. 34; thence north 15 degrees 41' west 85.3 feet to a point, the beginning of a curve; thence around a curve having a radius of 25 feet, 39.27 to a point in the southerly margin of Huntleigh Drive,; thence continuing east along the southerly margin of Huntleigh Drive, 100 feet to a point, being the common corner of lots Nos. 34 and 100; thence southerly along the line between the said two lots 110.22 feet to a concrete monument, being the common corner of Lots Nos. 33, 34 and 100; thence westerly along the line between Lots 33 and 34, 125.0 feet to the point of beginning.

Being the same property conveyed by Warranty Deed to Elma Taylor by Warranty Deed from Jack R. Taylor and wife, Estelle C. Taylor dated September 24, 1965 and recorded on September 27, 1965 in Book 112, Page 520, said Register's Office. Further conveyed to Emily T. Selig by Quitclaim deed from Elma Taylor, dated November 13, 1990 and recorded on December 20, 1990, of record in Book 8261, Page 463, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2811 Huntleigh Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20100117

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 my hand this 30th day of July, 2010.

Emily T. Selig

Emily T. Selig

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily T. Selig, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2010.

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Debbie A. Treadway

Notary Public

Commission expires:

4/23/2013