BILL GARRETT, Davidson County
Trans:T20120033860 DEEDQC
Recvd: 05/08/12 12:21 3 pgs
Fees:17.00 Taxes:0.00
20120508-0039764

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 26 day of April, 2012. Notary Public My Commission Expires: May 6, 2013

STEPANIE J. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Carol C. Ziegler and husband, **Kipkosgei (Charles) Magut** 1509 Woodland Street Nashville, TN 37206	SAME	Map: 083 09.00 Parcel: 401.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Carol C. Ziegler, Trustee of the Carol Cathleen Ziegler Living Trust dated April 20, 2005**, together hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Carol C. Ziegler and husband, Kipkosgei (Charles) Magut, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the

Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26 day of April, 2012.

THE CAROL CATHLEEN ZIEGLER LIVING TRUST

Carol C. Ziegler, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this 26 day of April, 2012.

Notary Public

My Commission Expires: May 6, 2013

STEPANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot No. 16 in the subdivision of the Lindsley 29 acre tract, a plan of which is of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 16 fronts 50.0 feet on the north side of Woodland Street and runs back between parallel lines 140.00 feet to an alley.

Being the same property conveyed to Carol C. Ziegler, Trustee, The Carol Cathleen Ziegler Living Trust, dated April 20, 2005, by Warranty Deed from Stacey L. Martin, of record as Instrument 20070601-0065112, Register's Office for Davidson County, Tennessee.

This property is known as 1509 Woodland Street, Nashville, Tennessee 37206.