THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 13040212**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of June 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

QUITCLAIM DEED

Address New Owner: Melvin L. Ziegler and Lisa Ziegler 3309 Belmont Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 11708028000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Melvin L. Ziegler and wife, Lisa Ziegler, as Trustees of The Ziegler Family Trust** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Melvin L. Ziegler and Lisa Ziegler, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract I

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 by Warranty Deed from Nancy S. Hatch and husband, Coley C. Coleman to Melvin L. Ziegler and wife, Lisa Ziegler, as Trustees of The Ziegler Family Trust as recorded on the 10th day of May, 2007 in Instrument No. 20070510-0056357, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130055221 DEEDQC
Recvd: 06/28/13 15:04 3 pgs
Fees:17.00 Taxes:0.00
20130628-0067015

Tract II

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. 20090624-0058752 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 the same property conveyed by Warranty Deed from Debbie D. Simpler and husband, Steven H. Simpler to Melvin L. Ziegler and wife, Lisa Ziegler, as Trustees of The Ziegler Family Trust (erroneously vested as the Ziegler Family Trust) as recorded on the 2nd day of November, 2009 in Instrument No. 20091102-0100947, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3309 Belmont Blvd Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2013.

Melvin L. Ziegler, Trustee

Lisa Ziegler, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin L. Ziegler and Lisa Ziegler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of The Ziegler Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21 day of June, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015