BILL GARRETT, Davidson County
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Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Patricia M. Ziegler 711 Crescent Road Nashville, TN 37205	SAME	M/P 11808007300 M/P 11808007200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Robert P. Ziegler, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 12P-1626, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Aubrey B. Harwell, Jr., Executor of the Estate of Robert P. Ziegler, hereinafter called the GRANTOR, by these presents does transfer and convey unto Patricia M. Ziegler, an unmarried woman, the GRANTEE herein, two tracts of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15 Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 50 feet on the westerly side of Eugenia Avenue and runs back 150 feet between parallel lines with the southerly margin of Melrose Street to an alley at the rear.

BEING the same property conveyed to Robert P. Ziegler by warranty deed from Freemon B. Roberts and wife, Addie Ellen Roberts, of record in Book 5195, page 495, Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 Eugenia Avenue, Nashville, Tennessee 37211.

TRACT II

BEING Lot No. 44 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot 44 fronts 50 feet on the westerly side of Eugenia Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Robert P. Ziegler by warranty deed from Vera Mai Decker and husband, James Robert Decker, of record in Book 7599, page 740, Register's Office for Davidson County, Tennessee.

This is improved property known as 2403 Eugenia Avenue, Nashville, Tennessee 37211.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered.

GRANTOR for himself and his successors, hereby covenants and agrees to and with GRANTEE, her heirs, successors and assigns, that GRANTOR will warrant and defend said land and premises against the lawful claims of all persons claiming through the GRANTOR as Executor of the Estate of Robert P. Ziegler, but not further or otherwise.

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.

Witness my hand this 22nd day of April, 2014.

AUBREY B. HARWELL, JR., Executor of
the Estate of Robert P. Ziegler

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Aubrey B. Harwell, Jr., Executor of the Estate of Robert P. Ziegler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Executor of the Estate of Robert P. Ziegler.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 22nd day of April, 2014.

Notary Public

My Commission Expires: 8/17/15

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00, as this conveyance is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Affiant

Sworn to and subscribed before me this 22nd day of April, 2014.

Notary Public

My Commission Expires: 8/17/15

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.