BILL GARRETT, Davidson County
Trans:T20140061728 DEEDWARR
Recvd: 08/20/14 15:22 3 pgs
Fees:18.00 Taxes:555.00
20140820-0076013

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Harwell-Ziegler Properites 150 Fourth Avenue North Suite 2000 Nashville, TN 37219	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, Patricia M. Ziegler, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Harwell-Ziegler Properties, a Tennessee general partnership, the GRANTEE herein, its heirs, successors and assigns, certain 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.

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.

)

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

BEING the same property conveyed to Patricia M. Ziegler by executor's deed from Aubrey B. Harwell, Jr., Executor of the Estate of Robert P. Ziegler, of record in Instrument No. 20140422-0033884, Register's Office for Davidson County, Tennessee.

TO HAVE and to HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. The 2014 Davidson County real property taxes, a lien, but not yet due and owing.

2. All matters as shown on the Plan of Grandview Heights, of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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 19th day of August, 2014.

PATRICIA M. ZIEGLER

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Patricia M. 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 19th day of August, 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 $150,000.00.

Affiant

Sworn to and subscribed before me this 19th day of August, 2014.

Notary Public

My Commission Expires:

8/17/15

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