WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

B-RP-14-71

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michele K. Ziglar	**Michele K. Ziglar**	
(NAME)	(NAME)	**160-11A-009.00**
71 Abingdon Ct.	**71 Abingdon Ct.**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLARICE COLLINS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELE K. ZIGLAR, A SINGLE PERSON.** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase I, Hemmingwood, of record in Plat Book 6900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard C. Lindner and wife, Stephanie S. Lindner by Warranty Deed from Robert Hankins, Jr. and wife, Judith E. Hankins, of record in Book 10989, Page 58, Register's Office for Davidson County, Tennessee, dated June 19, 1998 and recorded on June 23, 1998.

Being the same property conveyed to Clarice Collins, unmarried by Warranty Deed from Richard C. Lindner and wife, Stephanie S. Lindner, of record in Instrument No. 20130911-0095795, Register's Office for Davidson County, Tennessee, dated September 09, 2013 and recorded on September 11, 2013.

Durable General Power of Attorney for Clarice Collins appointing Gail Alexander Stroud as her Attormney in Fact previously recorded in Instrument No. 20140805-0070085, Register's Office for Davidson County.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, page 540, 541 and 542, Book 6925, page 268 and page 269, Book 7269, page 387, Book 7474, page 205 and 206, Book 8762, page 173 and Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6704, Page 373 and Book 6936, Page 894, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area of record in Book 6962, Page 404, as re-recorded in Book 7207, Page 84, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7310, Page 779 and Book 7372, Page 939, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 6728, Page 672, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **71 Abingdon Ct , Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20140075197 DEEDWARR
Recvd: 10/06/14 10:12 2 pgs
Fees:13.00 Taxes:1972.10
20141006-0092212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF OCTOBER, 2014.

Clarice Collins
by Gail Alexander Stroud Attorney in fact

Clarice Collins by Gail Alexander Stroud
as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Alexander Stroud, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLARICE COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said CLARICE COLLINS.

Witness my hand and official seal, this the 2nd of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.