BILL GARRETT, Davidson County
Trans:T20120022798 DEEDWARR
Recvd: 03/29/12 10:36 2 pgs
Fees:13.00 Taxes:1837.05
20120329-0026688

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **March, 2012.**

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan W. Hood and Sandra S. Hood	New Owner	13205017100
(NAME)	(NAME)	
4209 Savannah Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Norman Potoksky, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Alan W. Hood and wife, Sandra S. Hood**, hereinafter called the Grantees, their heirs and assigns, a 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. 1 on the Plan of Jewell Estates of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Norman Potoksky and Gwendolyn M. Pearson by Warranty Deed from Joseph Binkley and wife, Lynn Binkley, dated May 19, 2006 and filed on May 25, 2006 in Instrument Number 20060525-0061613, Register's Office of Davidson County, Tennessee. The said Gwendolyn M. Pearson having since died on March 29, 2010 and subject property vested in Norman Potoksky as the surviving tenant by the entirety.

Included in the above described property but specifically excluded from this conveyance is that portion of same conveyed to Ramsey B. Leathers, Jr. and wife, Marilyn W. Trautman, by Quitclaim Deed dated October 7, 2009 of record in Instrument Number 20100401-0024548, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Commencing at the NE corner of Potoksky/Pearson property as shown by Map and Plat recorded in Book 9700 at Page 14 of the Registers Office of Davidson County, Tennessee, which lot is designated as Lot 1 of the Savannah Place Development, run from the NE corner thereof South 64 deg. 30' 00" W 258.15' to a point being the NW corner of the Potoksky/Pearson property and being the SE corner of Lot 1, Rolling Meadows Subdivision, as shown in Plat Book 1424 at Page 98; thence along the Southern line of said Lot 1, South 89 deg. 12' 18" W 108.72' for a POINT OF BEGINNING; thence 85 deg. 12' 03" W 76.95' along the southern border of Lot 1 Glendale Park Subdivision Section 2 as recorded in Plat Book 1130 at

Page 51 in the Register's Office of Davidson County, Tennessee, to the SW corner of said lot, which Lot 1 is presently owned by Ramsey B. Leathers, Jr. and Marilyn W. Trautman; Thence S 09 deg. 48' 49" E 15.66; thence along the edge of Savannah Place 76.95 feet; Thence in a generally Northern direction 16.08' to the point of beginning.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4209 Savannah Place, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 hand this **26th** day of **March, 2012.**

Norman Potoksky

Norman Potoksky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Norman Potoksky, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **March, 2012.**

Notary Public

My commission expires: 3/18/14

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC DAWN D. CHASE