39-B

BILL GARRETT, Davidson County
Trans:T20130000829 DEEDWARR
Recvd: 01/03/13 14:57 3 pgs
Fees:18.00 Taxes:1010.10
20130103-0000996

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1326**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/21/2012**, by and between Alvin Zager (as to his 50%) and Valerie Landa (remaining 82% of her 50%)% parties of the first part, and **John Howard**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part of the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot no. 46 and Part Of Lot No. 45 on the Plan of Bransford Realty Company's West End Heights Subdivision as of record in Plat Book 332, Page 124, Register's Office for said county, described together as follows: Beginning on the southerly margin of Fairfax Avenue at the corner of Lots Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of lots Nos. 45 and 46; thence leaving said alley, north 75 degrees 40 min west 60 feet to a concrete monument; thence north 14 degrees 47 minutes east 130 feet to the southerly margin of Fairfax Avenue; thence with said Avenue, westwardly 120 feet to the beginning.

INCLUDED BUT EXPRESSLY EXCLUDED is the property conveyed to Richard L Eatherly and wife, Helen L Eatherly in Installment Deed of record in Book5753, page 989, said Register's Office as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County, being further described as follows:

Beginning on the southerly margin of Fairfax Avenue at the corner of Lots Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence northerly with the line between Lots 45 and 46, 130 feet to the southerly margin of Fairfax Avenue; thence eastwardly 60 feet along the southerly margin of Fairfax Avenue to the point of beginning.

Being part of the same property conveyed to Fannie N Zager by deed dated May 1, 1959 from Frank D Harvey and wife, Lorraine J Harvey of record in Book 2904, page 243, said Register's Office. The said Fannie N Zager died in October 1996 leaving two children, namely Harry Zager and Alvin Zager. The said Harry Zager died September 2000 leaving one child, namely Valerie Landa. Property now vests in Alvin Zager and Valerie Landa by virtue of being the only heirs at law of Fannie N. Zager and Harry Zager.

This legal is the same as in Book 2904, page 243 and Book 5753, page 989, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **104-10-85**
Improved property located at: **301 Fairfax Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alvin Zager

Valerie Landa

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alvin Zager and Valerie Landa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 21st day of December, 2012..

Notary Public

My Commission Expires: 5/6/13

BECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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Owner's Name: John Howard

and Address: 1205 Chickering Rd.
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

Map-Parcel: 104-10-85

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is ~~greater~~, is 273,000.00 which amount is equal or greater than the amount which the property transferred would ~~command~~ at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 21st day of December, 2012.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN