BILL GARRETT, Davidson County
Trans:T20130000954 DEEDWARR
Recvd: 01/04/13 09:06 2 pgs
Fees:13.00 Taxes:529.10

20130104-0001133

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00.**

Affiant

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

Notary Public

My commission expires: 11-28-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Alvin M. Zager** | **New Owner** | **143-03-C-002** |
| **6951 Highland Park Dr.** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **STEPHANIE J. POTTS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALVIN M. ZAGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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, TN, being described as follows: A part of Harpeth Glen Condominium Tract as shown per plat of record in Plat Book 4460, Page 42, Register's Office for Davidson County, Tennessee.

Unit A-2 on the said section Plat together with the carport designated Number A-2, a Family Unit Type No. 2, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto, recorded in Book 4546, Page 658, amended in Book 4630, Page 504; Book 4775, Page 384; Book 4872, Page 973; Book 9797, Page 493, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal
description.

Being the same property conveyed to STEPHANIE J. POTTS, UNMARRIED by Deed from RUSSELL L. ROBINSON, MARRIED, of record as Instrument No. 20060111-0004115, dated January 10, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **6908 Highland Park Dr., Nashville, TN 37205**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 21st day of December, 2012.

**Stephanie J. Potts**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephanie J. Potts**, the bargainor(s) 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, at office, this **21st** day of **December, 2012.**

Hillary Torrence
**Notary Public**

**My Commission Expires:** 11-28-16

