Box 29

BILL GARRETT, Davidson County
Trans:T20130030280 DEEDQC
Recvd: 04/12/13 15:09 3 pgs
Fees:17.00 Taxes:0.00
20130412-0036661

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Zybe Potka**, does hereby quitclaim and convey unto **Beqir Y. Potka**, all my right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

PARCEL 1: Map/Parcel: 095030A00200CO
BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 as specified on the plat shown in the Master Deed, on the Plan of Magnolia Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed from Magnolia Square Condominiums, of record in Book 6685, page 253, Assignment and Designation as Successor Declarant of record in Book 8145, page 401, and in Book 10320, page 582, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 6685, page 277, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Magnolia Square Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6685, page 253, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Zybe Potka by Warranty Deed from Robert E. Dalton, married, dated September 29, 2009, and filed in Instrument No. 20090930-0090788, said Register's Office.

PARCEL 2: Map/Parcel: 095030A04800CO
Located in Davidson County, Tennessee, and being Unit No. 48 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.

BEING the same property conveyed to Zybe Potka by Warranty Deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated August 19, 2009, and filed in Instrument No. 20090820-0078502, said Register's Office.

PARCEL 3: Map/Parcel: 095030A04900CO
LAND in Davidson County, Tennessee, being Unit 49 as described in Master Deed of Magnolia Square Condominium, of record in Book 6685, page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit "B" to the Master Deed in Book 6685, page 275, Register's 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 Zybe Potka by Executor's Quitclaim Deed from Paula G. Gower, Executrix of the Estate of Felix D. Gower, Jr., dated October 29, 2009, and filed in Instrument No. 20091110-0103894, said Register's Office.

The above described parcels is not and has not been used as a residence by the Grantor.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 11th day of April, 2013.

Zybe Potka _____

Zybe Potka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zybe Potka** , with whom I am personally acquainted (or whose identity was 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 official seal on this the 11th day of April , 2013.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires Nov. 5, 2014

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 11th day of April , 2013.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires Nov. 5, 2014

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NEW OWNER(S)
Mr. Beqir Y. Potka
P.O. Box 148195
Nashville, TN 37214

SEND TAX BILL TO:

New Owner