OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18664
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Kristin L. Idzikowski
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2013

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Kristin L. Idzikowski	NEW OWNER
(Name)	(Name)
6112 Gardendale Drive	
(Street Address or Route Number)	(Street Address)
Nashville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 15803003400

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/WE, Russell A. Zavitson and Debbie D. Zavitson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristin L. Idzikowski and Michael R. Peters, wife and husband 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. 79 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Russell A. Zavitson and wife, Debbie D. Zavitson by deed from C. Scott Saunders and wife, Susan C. Saunders, dated September 26, 1996, and filed of record in Book 10207, page 272, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 6112 Gardendale Drive, Nashville, TN 37215.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 6th day of May, 2013.

Seller

Russell A. Zavitson

Debbie D. Zavitson

BILL GARRETT, Davidson County
Trans:T20130038176 DEEDWARR
Recvd: 05/07/13 15:00 2 pgs
Fees:13.00 Taxes:1313.50
20130507-0046135

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Russell A. Zavitson and Debbie D. Zavitson, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2013.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

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