WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$480,000.00** Affiant Subscribed and sworn to before me, this the 29th day of September, 2016. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160086028 DEEDWARR
Recvd: 09/30/16 09:28 2 pgs
Fees:13.00 Taxes:1776.00
20160930-0103145

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew R. Potter **Courtney E. Zola**	**New Owner(s)**	**Map 118-09-0 Parcel 066.00**
1015 Woodmont Blvd		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey D. Zola and wife, Jennifer S. Zola

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew R. Potter, unmarried, as to an undivided 50% interest, and Courtney E. Zola, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship

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:

Being Lot No. 34 on the unrecorded map of the Subdivision known as Leonte, and described as follows:

Beginning at a point in the southerly margin of Woodmont Avenue or Boulevard, 600 feet east of the easterly margin of Granny White Pike, at the common corner of Lots No. 33 and 34; thence with the line between said lots, southerly 194 feet to the common corner of said Lots and of Lots 49 and 50; thence with the line between Lots 34 and 49, easterly 100 feet to the common corner of Lots Nos. 48, 49, 34, and 35; thence with the line between Lots Nos. 34 and 35, northerly 192 feet to the southerly margin of Woodmont Avenue or Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to Jeffrey D. Zola and wife, Jennifer S. Zola, by Deed dated November 10, 1989 from James P. Kennedy and wife, Patricia P. Kennedy, of record in Book 7982, Page 953, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3924, Page 453, Register's Office for Davidson County, Tennessee. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1015 Woodmont Blvd, 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 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 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/our hand(s) this **29th** day of **September, 2016.**

Jeffrey D. Zola

Jennifer S. Zola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey D. Zola and Jennifer S. Zola,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **September, 2016.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017