PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 04/05/17 12:36 4 pgs
Fees:23.00 Taxes:592.00
20170405-0033395

W & I Ref: (DM) Title No.: 58828

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Olga Masrejian Armen Masrejian 6951 Highalnd Park Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 143030A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Irwin Zager**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Olga Masrejian and Armen Masrejian**, *wife and husband hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit E6 together with carport designated E-6 of Harpeth Glen Condominium Apartments Phase Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 99, Register's Office for said County, to which source reference is hereby made for more complete details, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alvin M. Zager by Warranty Deed from Mrs. Carolyn Elrod (unmarried), dated July 14, 1977 and recorded on July 18, 1977 of record in Book 5172, page 308, Register's Office for Davidson County, Tennessee. The said Alvin M. Zager has since died. The Last Will and Testament of Alvin Max Zager of record in Docket No. 16P1464, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Michael A. Zager and Penny Z. McPeak and appointed the said Michael A. Zager and Penny Z. McPeak as Co-Executors of said Estate. By Executor's Quitclaim Deed of record in Instrument No. 20161021-0111763, subject property was conveyed to Michael Irwin Zager.

Subject property was never the primary residence of the Grantor.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 99, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4546, page 658, Book 4549, page 502, Book 4630, page 504, Book 4775, page 384, Book 4872, page 973, Book 5583, page 756, Book 5720, page 447, Book 8017, page 310, Book 7538, page 346, Book 9797, page 493, Instrument No. 20010123-0006812, Instrument No. 20070724-0087868, corrected in Instrument No. 20110624-0048453, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of Michael Irwin Zager by Penny Z. McPeak pursuant to a Power of Attorney executed by him on the 30th day of March, 2017, of record in Instrument No. 20170405-0033301 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 6951 Highland Park Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2017

Michael Irwin Zager by Penny Z. McPeak attorney in fact
Michael Irwin Zager by Penny Z. McPeak, Attorney-In-Fact

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, **Penny Z. McPeak** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael Irwin Zager**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2017.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Sworn and subscribed before me this 31st day of March, 2017.

Notary

My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Michael Irwin Zager

TO: Olga Masrejian and Armen Masrejian

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Penny Z. McPeak, Affiant

Sworn to and subscribed before me this 31st day of March, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

