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BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

FILED

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2011 MAY 19 AM 9:26
2011 May 19
RICHARD R. ROOKER, CLERK

No. 11P-811

In the Matter of:
Renee C. Panzer, Deceased,
Probate for Muniment of Title.

D.C.

ORDER ADMITTING WILL TO PROBATE AS MUNIMENT OF TITLE

This cause came to be heard on this the 19th day of May, 2011, upon the Petition of Kenneth M. Ballew, who is a licensed attorney in the State of Tennessee, pursuant to T.C.A. ' 32-2-111 for the purpose of probating the Decedent=s will as a muniment of title. Based on an examination of the Petition, the Court finds the following:

1. Petitioner is an attorney licensed to practice law in the State of Tennessee. Petitioner=s business office is situated at 30 Burton Hills Boulevard, Suite 165, Nashville, Tennessee 37215.

2. The Decedent, Rence C. Panzer, died on January 6, 2011, at the age of 83 years, at 903 Glenmary Court, Nashville, Tennessee 37205.

3. At the time of her death, the Decedent was a resident of Davidson County, Tennessee, and resided at 903 Glenmary Court, Nashville, Tennessee 37205.

4. At the time of her death, the Decedent was unmarried, her husband, Robert J. Panzer, having predeceased her on January 3, 2003.

5. The Decedent is survived by two daughters, whose names, and addresses are as follows:

I hereby certify that this is a true copy of original instrument filed in my office this 23rd day of May 2011
RICHARD R. ROOKER, CLERK
By Cathy Moreland Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

BILL GARRETT, Davidson County
Trans:T20110034742 ORDER
Recvd: 06/10/11 09:21 8 pgs
Fees:42.00 Taxes:0.00
20110610-0044495

Copy

Michelle R. Panzer Stratton, 2020 Hogan Road, Burns, TN 37029
Carol Ann Panzer, 2728 Waldens Creek, Sevierville, TN 37862

6. The Decedent had one deceased child, Elyssa Marie Panzer, born October 5, 1963 and died on October 29, 1983 at the age of 20 years. Said Elyssa Marie Panzer had never married and no children were born to or adopted by said Elyssa Marie Panzer.

7. Presented with the Petition is a document dated January 15, 2003, that Petitioner believes is the Decedent=s last will and testament. Such last will and testament appears to the Court to have been executed by the Decedent and witnessed according to law.

8. At the time of her death, the Decedent owned an interest in the real property known as 903 Glenmary Court, Nashville, TN 37201, which is more fully described as follows:

Exhibit "A" attached and incorporated herein for a complete legal description of said real estate.

9. With the exception of the Decedent=s Real Estate, the Decedent did not leave a probate estate to be administered.

10. The name, relationship to the Decedent, and mailing address of each of the devisees under the Decedent=s will none of whom is a minor or under any disability, are as follows:

Surviving daughters
Michelle R. Panzer Stratton, 2020 Hogan Road, Burns, TN 37029
Carol Ann Panzer, 2728 Waldens Creek, Sevierville, TN 37862

11. All interested parties have received notice of the date and time for the hearing of the Petition as required under the Local Rule.

Based on the above findings,

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IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

That, pursuant to T.C.A. ' 32-2-111, the last will and testament of Renee C. Panzer, dated January 15, 2003, is admitted to probate for the limited purpose of establishing a muniment of title as to the Decedent=s interest in real property known as 903 Glenmary Court, Nashville, Tennessee 37205 with respect to the Decedent=s daughters, namely, Michelle R. Panzer Stratton, 2020 Hogan Road, Burns, TN 37029, and Carol Ann Panzer, 2728 Waldens Creek, Sevierville, TN 37862 which real estate is more fully described as follows:

Exhibit "A" attached and incorporated herein for a complete legal description of said real estate.

2. That the Decedent=s said last will and testament be lodged with the Clerk of the Court, and there shall be no formal administration of the Decedent=s estate.

Entered: May 19th, 2011.

Robert H. Bradshaw, Jr.
Probate Master

PREPARED BY AND
APPROVED FOR ENTRY:

Kenneth M. Ballew
Centennial Title Company, Inc.
30 Burton Hills Boulevard, Suite 165
Nashville, Tennessee 37215
BPR No. 6949

Copy

CERTIFICATE OF SERVICE

This is to certify that the foregoing Order was served on the below-named person by mailing a true and exact copy of same by U.S. Mail, postage paid, to the following postal addresses, on this the 19 day of May, 2011.

Michelle R. Panzer Stratton, 2020 Hogan Road, Burns, TN 37029

Carol Ann Panzer, 2728 Waldens Creek, Sevierville, TN 37862

Kenneth M. Ballew

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EXHIBIT "A" ATTACHMENT

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX.

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Record & Return To:
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Road, Ste 100
Mt. Juliet TN 37122
File No. 280300405

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever
Is greater, for this transfer is Exempt from tax.

Affiant

Davidson County DEEDURR
Recvd: 04/08/08 14:18 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20080408-0035592

Subscribed and sworn to before me, this
31 day of March 2008.

Notary Public

My Commission expires: [redacted]

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
Renee Panzer	~~Owner~~	Map 129-11-0A
903 Glenmary Court	Suntrust Mortgage, Inc.	Parcel 903.00 CO
Nashville, TN 37205	P.O. Box 79041	
	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Claytie B. Elliott, unmarried**, (the "Grantor") has bargained, sold and conveyed, and by these presents does transfer and convey unto **Renee Panzer, unmarried** (the "Grantee"), her heirs and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 93R, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, on the Condominium Site Plan for Phase 1D, at The Cloister at St. Henry, as shown by Exhibit "B" to the Master Deed of Record in Book 6933, Page 927, of the Register's Office of Davidson County, Tennessee, the undivided percentage interest in the common elements appurtenant to said unit, as set forth by said Master Deed, to which plat reference is hereby made for more complete details of said Unit.

Being the same leasehold conveyed to Claytie B. Elliot, by Assignment of Sublease and conveyance of Condominium Apartment Deed dated June 20, 2005, and filed of record in Instrument No. 20050628-0074075, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

(a) Provisions of Section 66, Chapter 27, Section 101, et seq.

(b) Easement to Metro Government of Nashville filed of record in Book 4191, Page 157 and in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

Copy

(c) Subject to ground lease of Record in Book 6922, Page 282, said Register's Office for Davidson County, Tennessee.

(d) Subject to any and all matters of record in an Exhibit to the Master Deed of Record in Book 6933, Page 927, and of record in Book 7404, Page 766, Register's Office for Davidson County, Tennessee.

(e) Subject to By-Laws filed of record in Book 6042, Page 650, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, said Register's Office.

(f) Charter of the Home Owners Association filed of record in Book 6076, Page 203, said Register's Office.

(g) Subject to any and all matters as shown on plat of record in Plat Book 6250, Page 979, said Register's Office.

THIS is improved property known as 903 Glenmary Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, (or the term of the Grantors' Ground Lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further).

Signed this the 31 day of March 2008.

Claytie B. Elliot by Diana Gayle Rains, her Attorney in Fact

STATE OF Tennessee COUNTY OF Davidson

On this 31st day of March 2008, before me personally appeared Diana Gayle Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Claytie B. Elliott, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in 20080408 0035591 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 31 day of March 2008.

Notary Public

My commission expires: 6-22-09

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Last Will and Testament

of

RENEE C. PANZER

I, RENEE C. PANZER, residing in the County of Rhea, State of Tennessee, and being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all wills, codicils and other testamentary dispositions of property, of whatsoever kind or nature, heretofore made by me.

I.

I hereby direct that all just debts for which timely and proper claims are filed against my estate, and the expenses of my last illness and funeral be paid by my Executrix as soon after my death as is convenient, provided, however, that this direction shall not authorize the payment of any debts or obligations prior to their maturity in due course, nor does this direction authorize the payment of any debt or obligation which has been barred by the statutes of limitation or discharged in bankruptcy proceedings.

II.

I give, devise and bequeath all of the rest, residue and remainder of my property, real, personal or mixed, wheresoever situated, of which I may be seized or possessed, or which I may otherwise own or have the power of testamentary disposition over at the time of my death, to my beloved daughters, MICHELLE R. (PANZER) STRATTON and CAROL ANN PANZER, equally, share and share alike.

III.

I hereby nominate and appoint my daughter, MICHELLE R. (PANZER) STRATTON, as Executrix of this my Last Will and Testament, to serve without bond, interim or final accounting, or interim or final inventory.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of January, 2003.

Renee C. Panzer

RENEE C. PANZER, Testatrix

STATE OF TENNESSEE - COUNTY OF RHEA

The foregoing instrument, consisting of two (2) pages, was signed, published and declared by RENEE C. PANZER, the above named Testatrix, as and for her Last Will and Testament on the date thereof in the presence of us, and each of us, the undersigned and we, at her request and in the presence of her, and in the presence of each other, have hereunto subscribed our names as attesting witnesses on this the 15th day of January, 2003, and after the said RENEE C. PANZER, Testatrix, had signed.

_____, residing at Dayton, Tennessee.

Crystal A. Davis, residing at Pikeville, Tennessee.

STATE OF TENNESSEE - COUNTY OF RHEA

Personally appeared WILLIAM G. McPHEETERS and CRYSTAL A. DAVIS, who being duly sworn, depose and say that they attested the said Will and they subscribed the same at the request and in the presence of the said Testatrix and in the presence of each other, and the Testatrix signed said Will in their presence and acknowledged that she had signed said Will and declared the same to be her Last Will and Testament, and deponents further state that at the time of the execution of said Will the said Testatrix appeared to be of lawful age and sound mind and memory and there was no evidence of undue influence. The deponents make this Affidavit at the request of the Testatrix.

_____

Crystal A. Davis

Subscribed and sworn to before me, this 15th day of January, 2003.

_____
Notary Public
My Commission Expires: 1/21/04

THIS INSTRUMENT PREPARED BY:
McPheeters Law Offices
1374 Railroad Street
Dayton, TN 37321
(423) 775-2722