(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120063045 DEEDWARR
Recvd: 08/23/12 09:39 2 pgs
Fees:13.00 Taxes:332.63
20120823-0075801

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Catherine Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2012

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Gordon	First National Mortgage Services, LLC	15011021100
(NAME)	(NAME)	
3281 Towne Village Road	2230 Mercury Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sara V. Pankau, F.K.A. Sara V. Sitzman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Gordon, unmarried, 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. 330, on the plan of Section Four-A Towne Village of the Country, of record in Book 6250, Pages 20 and 21, Register's Office for said County.

Said Lot No. 330 fronts 65.00 feet on the easterly margin of Towne Village road and extends back 100.00 feet on the northerly line and 110.00 on the southerly line to a broken line in the rear, measuring 97.00 feet thereon.

Being the same property conveyed to Sara V. Sitzman, a single person, by deed of record in Book 7357, Page 217, Register's Office for Davidson County, Tennessee. Sara V. Sitzman being one and the same as Sara V. Pankau.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3281 Towne Village, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 17th day of August, 2012.

Sara V. Pankau by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of August, 2012, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Sara V. Pankau and who acknowledged that she executed the same as the free act and deed of the said Sara V. Pankau, through Power of Attorney granted her by the said Sara V. Pankau.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public