BILL GARRETT, Davidson County
Trans:T20130076974 DEEDWARR
Recvd: 09/05/13 12:21 2 pgs
Fees:13.00 Taxes:462.13
20130905-0093813

WARRANTY DEED

Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $124,900.00

Kim Gillespie

LAURIE A. SMITH Affiant
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/17/2015

My Commission Expires AUG. 17, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Austin	First Bank	026060A01200CO
(NAME)	(NAME)	
226 Wyndom Ct.	613 Shallowford Rd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Mary S. Panovec, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia A. Austin, a single woman** HEREINAFTER CALLED THE GRANTEE(S), 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. 12 on the Resubdivision of the Townhomes at Windsor Green, Phase 1B of record in Plat Book 8250, page 995, as amended and revised in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to MARY S. PANOVEC, by deed from DIAL PROPERTIES, LLC, of record as Instrument No. 20021017-0127744, dated October 14, 2002, said Register's Office

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/our hand(s) this day 08/30/13.

Mary S. Panovec, Seller

Joseph Panovec

Joseph Panovec is signing to convey any and all marital interest he may have in subject property.

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 Mary S. Panovec and Joseph Panovec, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this day 08/30/13.

My Commission Expires: 8/17/2015

Notary Public

LAURIE A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201