BILL GARRETT, Davidson County
Trans:T20150035511 DEEDWARR
Recvd: 05/07/15 15:29 2 pgs
Fees:13.00 Taxes:1294.63
20150507-0041990

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043740**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Robert Panas 5313 A Illinois Avenue Nashville TN 37209-2113	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09111013200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prentice Carl Marsh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Panas**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1226 of Block No. 177 on the Map of Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Joan D. Marsh to Prentice Carl Marsh as recorded on the 2nd day of September, 2014 in Instrument No. 20140902-0079727; Warranty Deed from Mark Hayes, married to Prentice Carl Marsh and Joan D. Marsh, husband and wife as recorded on the 25th day of April, 2014 in Instrument No. 20140425-0035137; Quitclaim Deed from Christy W. Ivey, Trustee to Mark Hayes as recorded on the 6th day of November, 2013 in Instrument No. 20131106-0115388; Warranty Deed from Pamela June Goedel, unmarried to Mark Hayes as recorded on the 5th day of September, 2013 in Instrument No. 20130905-0093845 and Special Warranty Deed from Conti Mortgage Corporation by Fairbanks Capital Corp. as Attorney-in-Fact under a Power of Attorney to Pamela June Goedel as recorded on the 27th day of September, 2000 in Instrument No. 20000927-0095764, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 74 and Extension in Plat Book 57, Page 173.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5313 A Illinois Avenue Nashville TN 37209-2113

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2015.

Prentice Carl Marsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Prentice Carl Marsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018