

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$226,000.00** (Two Hundred Twenty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 4th day of September, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/24/18

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans: T20150077836 DEEDWARR
Recvd: 09/14/15 10:48 4 pgs
Fees: 23.00 Taxes: 836.20
20150914-0092902

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Amy Becton 1119 Leland Avenue Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	07206027100

WARRANTY DEED

FOR AND IN 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, I/WE, **ZOANNE (JOY) PANTAZIS TROOP SMITH AND DONNA JAMES PANTAZIS MOORE, CO-TRUSTEES OF THE MARY B. PANTAZIS TRUST DATED NOVEMBER 28, 2005 AND AMENDED JUNE 15, 2007 AND PETER E. PANTAZIS, SINGLE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **AMY BECTON,** 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. 67 and the easterly 15 feet of Lot No. 66 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 65 feet on the northerly side of Leland Avenue and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Peter E. Pantazis, single, and Mary Pantazis by deed from Duncan Rowe and Jeannie R. Rowe of record in Instrument #20080811-0082637, Register's Office for Davidson County, Tennessee.
Mary B. Pantazis having since deceased on February 5, 2015, testate, a resident of the State of Delaware, a probate for Muniment of Title having been filed in Davidson County, Tennessee, bearing Docket Number: 15P1470 and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Mary B. Pantazis' interest is vested in Zoanne (Joy) Pantazis Troop Smith and Donna James Pantazis Moore as Co-Trustees for the Mary B. Pantazis Trust dated November 28, 2005 and as Amended June 15, 2007, as of record in Instrument No.: 20150903-0089943, Register's Office for Davidson County, Tennessee.

The heirs at law of Mary B. Pantazis conveyed and all interest they may have had in and to said property to Peter E. Pantazis by deed from Joy Troop Smith and Donna Pantazis Moore, as the only heirs-at-law of Mary Pantazis, deceased, of record in Instrument #20150420-0034957, Register's Office for Davidson County, Tennessee.

Peter E. Pantazis and Pete Pantaz are one and the same person.
Mary Pantazis is one and the same as Mary B. Pantazis.

Also being known as 1119 Leland Avenue, Nashville, TN 37216

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1119 LELAND AVENUE** **NASHVILLE, TN 37216**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 4th day of September, 2015

Peter E. Pantazis by Kelley Davison, AIF

Peter E. Pantazis
BY: Kelley Davison as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of September, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelley Davison**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Peter E. Pantazis**, and acknowledged that she executed that same as the free act and deed of the said **Peter E. Pantazis**.

WITNESS my hand and official seal this the 4th day of September, 2015.

Commission Expires: _____

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

Notary Public

LTSR Number:

GTE File: 2015083983

WITNESS, this 2nd day of September, 2015

Donna James Pantazis Moore

Donna James Pantazis Moore, Co-Trustee

STATE OF Maryland)
COUNTY OF Montgomery)

On this 2nd day of September, 2015 before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna James Pantazis Moore,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as the Co-Trustee of the Mary B. Pantazis Trust dated November 28, 2005 and amended June 15, 2007, and in her capacity as such Co-Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2015.

Notary Public

My Commission Expires: Miguel A. Mercado
Notary Public
State Of Maryland
My Commission Expire 5/3/2016

LTSR Number:

GTE File: 2015083983

WITNESS, this 2nd day of September, 2015

Zoanne (Joy) Pantazis Troop Smith

Zoanne (Joy) Pantazis Troop Smith, Co-Trustee

STATE OF Delaware)
COUNTY OF Sussex)

On this 2 day of September, 2015 before me, the undersigned, a Notary Public in and for said County and State, the within named **Zoanne (Joy) Pantazis Troop Smith,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as the Co-Trustee of the Mary B. Pantazis Trust dated November 28, 2005 and amended June 15, 2007, and in her capacity as such Co-Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of September, 2015.

Deborah L. Harriger
Notary Public

My Commission Expires:

Deborah L. Harriger
No. 20082668547
Notary Public, State of Delaware
Commission Expires: Sept. 10, 2016