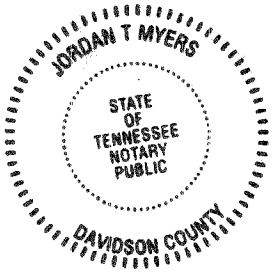
Davidson County	DEEDWARR
Recvd: 07/26/16 15:27	2 pgs
Fees:13.00 Taxes:741.85	
20160726-0076907	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Molly E. Zagorski and William A. Zagorski	Franklin American Mortgage Company	142 10 0 078.00
(NAME)	(NAME)	
765 Baugh Road	6100 Tower Circle , Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand Five Hundred And No/100 Dollars ($200,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles J. Austin, Jr. and Debra U. Austin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Molly E. Zagorski and William A. Zagorski, wife and husband**, 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. 4 on the Plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for said County.

Said Lot No. 4 fronts 75.0 feet on the southerly margin of Baugh Road and extends back 179.08 feet on the easterly line and 176.75 feet on the westerly line to a broken line in the rear measuring 79.78 feet thereon.

Being the same property conveyed to Charles J. Austin, Jr. and wife, Debra U. Austin by Warranty Deed from David B. Romanowski and wife, Mary E. Romanowski dated February 28, 1996 and recorded March 1, 1996 in Book 9963, Page 507, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 765 Baugh Road, Nashville, TN 37221

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, has 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 our hands this the 21st day of July, 2016.

Charles J. Austin, Jr.

Debra U. Austin

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles J. Austin, Jr. and Debra U. Austin, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2016.

Notary Public

My Commission Expires: 03/01/2020

(SEAL)

MEHR AFARIN KHAFAJI ZADEH
Notary Public, State of Texas
Comm. Expires 03-01-2020
Notary ID 130562229

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: FRN-164186FC