File No. 70768

PREPARED BY AND/OR RETURN TO: DEED
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

ROSA B. PEREZ
COMMISSION 1541422
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 3, 2009

STATE OF California
COUNTY OF Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Jeannie M. Le Fevre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2007.

Rosa B Perez
Notary Public

MY COMMISSION EXPIRES: Jan 3, 2009
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannie M. Le Fevre	Commercial Loan Consultants LLC	04306008900
(NAME)	(NAME)	
703 Madrid Avenue	868 West Street Road, Suite 401	
(ADDRESS)	(ADDRESS)	
Torrance, CA 90501	Warminster, PA 18974	
(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, Anton Marciuc and wife, Magdalena Marciuc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeannie M. Le Fevre, an unmarried person, 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 part of Lot No. 14 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 44 on the revised plan of the subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows: Beginning on the westerly margin of Nix Drive 381.78 feet south of the southerly margin of Thornton Avenue, being the corner of Lots Nos. 44 and 45; thence with the line between said two lots, westwardly 175 feet to the easterly line of Lot No. 51; thence with the easterly line of Lots Nos. 51, 52, and 53, southwardly 120 feet to the corner of Lots Nos. 43 and 44; thence with the line of between said two lots eastwardly 175 feet to the westerly margin of said Nix Drive, thence with same, northwardly 120 feet to the beginning.

Being the same property conveyed to Anton Marciuc and Gigi Bagoly, each with a 50% undivided interest by deed from Albert J. Fox, dated December 16, 2005 and recorded on January 9, 2006 in Instrument No. 20060109-0003181, Register's Office, Davidson County, Tennessee. Gigi Bagoly, unmarried conveyed his 50% undivided interest to Anton Marciuc and wife, Magdalena Marciuc by warranty deed dated February 8, 2007 and recorded on February 16, 2007 in Instrument No. 20070216-0019857, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 317 Nix Drive, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 12/10/07 13:52 2 pgs
Fees:13.00 Taxes:1868.50

20071210-0142402

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Loan # 3037771

File No. 70768

Witness our hands this 29th day of November, 2007.

Anton Marciuc

Magdalena Marciuc

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anton Marciuc and wife, Magdalena Marciuc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of ~~November~~ December, 2007.

Commission expires:

STEVEN O. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. July 19, 2008

Notary Public

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Loan # 3037771