Box 13
15562

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012869 DEEDWARR
Recvd: 03/04/10 09:36 2 pgs
Fees:13.00 Taxes:462.13
20100304-0016513

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of **February, 2010**

Notary Public

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A Crombie	First Bank	15-10A-261.00CO
(NAME) 7363 Ole Nottingham Dr	(NAME) 10 Cadillac Drive Ste. 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert C. Marcom**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark A Crombie**, unmarried 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 109, PHASE 3, VILLAGES OF LONG HUNTER PUD , as shown on plat of record in Instrument No. 20030707-0093205, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert C. Marcom, a single man by Warranty Deed from Joni Cook and husband, Ralph Cook, recorded on the 11th day of July, 2008 in Instrument No. 20080711-0071444, in the Register's Office of 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.

Dawn Rauschenberger, spouse of Robert C. Marcom, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

unimproved ☐
This is improved ☒ property, known as 7363 Ole Nottingham Dr, Antioch, TN 37013

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 **24th** day of **February, 2010**

Robert C. Marcom by Joni Cook his atty in fact
Robert C. Marcom by Joni Cook, his Attorney in Fact

Dawn Rauschenberger by Joni Cook her atty in fact
Dawn Rauschenberger by Joni Cook, her attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Joni Cook, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robert C. Marcom and Dawn Rauschenberger, and who acknowledged that she executed the same as the free act and deed of the said Robert C. Marcom and Dawn Rauschenberger, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.. * 20100304-0011511
* 20100304-0011512

Witness my hand and official seal, this **24th** day of **February, 2010**

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRF November 7, 2011

Tabatha Edwards
Notary Public

My commission expires: _____