BILL GARRETT, Davidson County
Trans:T20130031183 DEEDWARR
Recvd: 04/16/13 13:27 2 pgs
Fees:13.00 Taxes:425.50
20130416-0037880

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Judith Junghans	**Judith Junghans**	
2125 Aileen Drive	**2125 Aileen Drive**	**149-02-0-029**
Antioch, TN 37013	**Antioch, TN 37013**	

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Know all men by these presents that, **George E. Marcus, III**, an unmarried person (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Judith Junghans**, an unmarried person (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Cottage Hill, Section 2, of record in Plat Book 4660, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE E. MARCUS, III, by deed from JOHN E. VOGELAAR AND WIFE, JANET L. VOGELAAR, of record as Instrument No. 20030226-0025813, dated February 24, 2003, said Register's Office.

This is improved property commonly known as: **2125 Aileen Drive, Antioch, Tennessee 37013.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) matters shown on the Plan of record in Plat Book 4660, page 192, said Register's Office; and (b) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, page 496, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and her heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 11th day of April, 2013.

George E. Marcus, III

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **George E. Marcus, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office on April 11th, 2013.

Notary Public

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2015

My commission expires: Mar. 3, 2015

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer of this property, whichever is greater is $115,000.00.

Affiant

Sworn to and subscribed before me
on April 11th 2013.

Notary Public
My Commission Expires: March 3, 2015

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2015