Bill Garrett Davidson County
Batch# 5327 DEEDWARR
09/27/2017 02:16:59 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20170927-0098998

This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20170179

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$240,000.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of September, 2017.

Notary Public
My Commission Expires: 5/6/19

T. P. BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of September, 2017, among:

PATRICIA C. LINZY AND BRANDON G. LINZY, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Zachary Hoffman and Aleksandra Hoffman, Husband and Wife and Jonathan Krick, a married man

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot Nos. 77, 78, 79 and 80, Block "B" on the Map of Marthonna Subdivision, not of record, and described as follows:Beginning at a point on the easterly margin of Marthonna Road West, formerly Ezell Road West, the common corner of Lots 76 and 77; thence with the line between said lots easterly 420 feet to a point; thence southerly 100 feet to the corner of Lots 80 and 81; thence with the line between said lots westerly 420 feet to the easterly margin of Marthonna Road, formerly Ezell Road; thence with the margin of same northerly 100 feet to the beginning.Being the same property conveyed to Patricia C. Linzy, an unmarried woman and Brandon B. Linzy, an unmarried man, as tenants in common with right of survivorship, by deed from Lisa Mae York Robison and John David York and Peter Rocky York and James Christian York and Roseanne York Colvin, heirs at law of Carolyn McCarthy, of record in Instrument #20140829-0079350, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the

current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is to be filed for record in, in the aforementioned Registers Office.

Patricia C. Linzy
Patricia C. Linzy

Brandon G. Linzy by Patricia C. Linzy **Attorney-in-Fact**
Brandon G. Linzy **Patricia C. Linzy**

State of ~~Tennessee~~ Florida
County of ~~Williamson~~ Pinellas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Patricia C. Linzy,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2017.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid **Patricia C. Linzy,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Brandon G. Linzy** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2017.

Notary Public
My Commission Expires: 04/30/2019.

RAUL SARMIENTO-PEREZ
Notary Public - State of Florida
Commission # FF 225764
My Comm. Expires Apr 30, 2019
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 04/30/2019.

RAUL SARMIENTO-PEREZ
Notary Public - State of Florida
Commission # FF 225764
My Comm. Expires Apr 30, 2019
Bonded through National Notary Assn.

Owner Name & Property Address:

Name: Zachary L. Hoffman and Aleksandra Hoffman, and Jonathan Krick
Address: 217 W. Marthona Road
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Zachary L. Hoffman and Aleksandra Hoffman, and Jonathan Krick
Address: 217 W. Marthona Road
City, State, Zip: Madison, TN 37115

Tax ID: 015-048.00