Bill Garrett Davidson County
Batch# 124661 DEEDWARR
08/06/2018 08:39:30 AM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20180806-0076655

WARRANTY DEED

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$545,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of August, 2018.

Notary Public
My Commission expires. 09-07-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, LP, James W. Cobb Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
BENJAMIN AND JENNY HOLT	BENJAMIN AND JENNY HOLT	77-81
8501 CUB CREEK	8501 CUB CREEK	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged **Anton and Magdalena Marciuc**, husband and wife, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Holt and Jenny Holt,** husband and wife, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the south margin of Cub Creek Road, west of River Road, and being a portion of Parcel 22 on Mapp 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described in attachment Exhibit "A".

Being the same property conveyed to Anton and Janie Marciuc , by deed dated January 21, 2000 from Paul Dean Miller and Mary Helen Miller Luck, tenants in common, of record in Instrument No. 200001210007430 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 15, 2002 of record in Instrument No. 20020820-0100383, Register's Office for Davidson County, Tennessee, Janie Marciuc conveyed all of her right, title, and interest to Anton Marciuc. By Quitclaim Deed dated December 17, 2007 of in record in Instrument No. 20071217-0144445, Register's Office for Davidson County, Tennessee, Anton Marciuc conveyed all of his right, title, and interest to Anton Marciuc and Magdalena Marciuc, husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **8501 Cub Creek, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 my hand this 3 day of August, 2018.

Anton Marcuic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anton Marciuc,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

My commission expires 09-07-2021

Notary Public

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

WITNESS my hand this 03 day of August, 2018.

Magdalena Marciuc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Magdalena Marciuc,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31st, 2018

My commission expires 09-07-2021

Notary Public

KALEIGH ROSE THACKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 09/07/2021

Exhibit "A"

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the south margin of Cub Creek Road, west of River Road, and being a portion of Parcel 22 on Map 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at a point located on the centerline of Cub Creek Road said point being the northeast corner of the herein described tract and said point being the northwest corner of Parcel 22.01, thence:

1. following along the creek, the line common to the property herein described and to Parcel 22.01 South 64 degrees 00 minutes 00 seconds East a distance of 295.00 feet to a point, said point being common to the property herein described and to parcel 22.01 thence:

2. Continuing along the creek, the line common to the property herein described and to parcel 22.01 South 45 degrees 30 minutes 00 seconds East a distance of 132.00 feet to a point, said point being common to the property herein described and to Parcel 22.01, thence:

3. Continuing along the creek, the line common to the property herein described and to Parcel 22.01 South 63 degrees 00 minutes 00 seconds East a distance of 51.90 feet to a point in the center of Cub Creek, said point being the southeast corner of the property herein described and said point being the southwest corner of Parcel 22.01 and said point being in the line of Hillman (Parcel 21) as evidence in Deed Book 5802, page 942 RODCT, thence:

4. Following along the center of Cub Creek South 09 degrees 05 minutes 08 seconds West a distance of 89.77 feet to a point, said point being common to the property herein described and to Hillman, thence:

5. Continuing along the center of Cub Creek South 43 degrees 24 minutes 53 seconds West a distance of 50.79 feet to a point, said point being common to the property herein described and to Hillman, thence:

6. Continuing along the center of Cub Creek South 60 degrees 48 minutes 58 seconds West a distance of 72.91 feet to a point, said point being common to the property herein described and to Hillman, thence:

7. Continuing along the center of Cub Creek South 79 degrees 08 minutes 31 seconds West a distance of 74.44 feet to a point, said point being common to the property herein described and to Hillman, thence:

8. Continuing along the center of Cub Creek South 75 degrees 06 minutes 41 seconds West a distance of 157.57 feet tp a point, said point being common to the property herein described and to Hillman, thence:

9. Continuing along the center of Cub Creek Road South 26 degrees 47 minutes 49 seconds West a distance of 106.70 feet to a point, said point being common to the property herein described and to Hillman, thence:

10. Continuing along the center of Cub Creek South 33 degrees 12 minutes 16 seconds West a distance of 120.53 feet to a point, said point being the southwest corner of the property herein described and said point being the southeast corner of the remainder of Miller and Luck Parcel 22 as evidenced in Deed Book 8895 page 188, thence:

11. Leaving the center of Cub Creek, severing the Miller and Luck property North 35 degrees 27 minutes 39 seconds a distance of 459.23 to a point on the centerline of Cub Creek Road, said point being the northwest corner of the property herein described and said point being the northeast corner of the remainder of Miller and Luck, thence:

12. Leaving the Miller and Luck line, following along the centerline of Cub Creek Road North 55 degrees 01 minutes 34 seconds East a distance of 430.00 feet to a point, the BEGINNING containing 5.200 acres, more or less, according to a survey by Jesse E. Walker, RLS PE dated 12/15/99.

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making~~ certification] James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 2, 2021

Notary' Seal (if on paper)

