WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel Buttram	Quicken Loans, INC	149 02 0 029.00
(NAME)	(NAME)	
2125 Aileen Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George E. Marcus, III, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Samuel Buttram, a single man**, hereinafter called the Grantee, his 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(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 Judith Junghans, an unmarried person by Warranty Deed from George E. Marcus, III, an unmarried person dated April 11, 2013 and recorded April 16, 2013 as Instrument No. 20130416-0037880, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Junghans, George E. Marcus, III and wife, Katrecia L. Marcus, as joint tenants with right of survivorship by Quit Claim Deed from Judith Junghans dated March 25, 2014 and recorded April 10, 2014 as Instrument No. 20140410-0030015, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to George E. Marcus, III by Quitclaim Deed from Judith Junghans, George E. Marcus, III and wife, Katrecia L. Marcus dated April 26, 2019 and recorded July 11, 2019, as Instrument No. 20190711-0067827, in said Register's Office for Davidson County, Tennessee.

The said property is not and has never been the principal residence of the Grantor's spouse.

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.

File Number: FRN-1906675SSO

Karen Johnson Davidson County
Batch# 265440 DEEDWARR
08/02/2019 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20190802-0076383

unimproved ☐
This is improved ☒ property, known as 2125 Aileen Drive, 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 Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 30th day of July, 2019.

George E. Marcus, III

STATE OF FLORIDA
COUNTY OF SANTA ROSA

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

Witness my hand and official seal, this the 30th day of July, 2019.

Della McDonald
Notary Public

Notary Public State of Florida
Della M McDonald
My Commission GG 316341
Expires 03/26/2023

My Commission Expires: 3/26/2023

(SEAL)

File Number: FRN-1906675SSO

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021