This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5630

Karen Johnson Davidson County
Batch# 318829 DEEDWARR
11/25/2019 09:34:57 AM 2 pgs
Fees: $13.00 Taxes: $838.98

20191125-0121321

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $226,750.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2019

Notary Public
My Commission Expires: 6-26-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John David Brock and Sydney Brock 232 Thuss Avenue Nashville, TN 37211	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OHIO 44141	133 02 0 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara E. Marcum, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John David Brock, joined by his spouse Sydney Brock**, 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 No. 17 on the Plan of Pleasant View Subdivision, as of record in Plat Book 1130, Page 43, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Ronald E. Marcum and Wife, Barbara E. Marcum, by Warranty Deed from Charles F. Barton and Wife, Helen P. Barton, dated May 25, 1995, recorded June 1, 1995, of record in Book 9686, Page 919, Register's Office for Davidson County, Tennessee.

Ronald E. Marcum having since died on May 20, 2005, leaving Barbara E. Marcum as surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **232 Thuss Avenue, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2019.

GRANTOR:

Barbara E Marcum

Barbara E. Marcum

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbara E. Marcum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY