Karen Johnson Davidson County
Batch# 356355 DEEDWARR
02/11/2020 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20200211-0015517

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eric S. Marcum
209 Rising Sun Lane
Old Hickory, TN 37138

MORTGAGEE
Summit Funding, Inc.
2241 Harvard St., Suite 200
Sacramento, CA 95815

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 054-14-0
PARCEL 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gabriele I. Hoffmann and husband, Wolf Hoffmann,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric S. Marcum and Carly M. Marcum, husband and wife and David D. Prince and Michelle A. Prince, husband and wife,** 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. 92 on the plan of Brandywine Farms, Section Two, as of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gabriele I. Hoffmann and husband, Wolf Hoffmann by Warranty Deed from Steven D. Chaisson, unmarried and Michael White, unmarried, as joint tenants with right of survivorship, dated October 12, 2007 of record in Instrument No. 20071016-0122548, Register's Office for Davidson County, Tennessee.
Judy Hughes executed this instrument on behalf of Gabriele I. Hoffmann and husband, Wolf Hoffmann pursuant to a Limited Power of Attorney which is being placed of record concurrently herewith.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 3816, Page 544, Book 3822, Page 851, Book 3936, Page 811, Book 6691, Page 977, and Instrument No. 20040805-0094257; Deed of Conveyance to Cumberland Water Company of record in Book 3963, Pge 235; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20100621-0047957; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantors.

This is improved property known as **209 Rising Sun Lane Old Hickory, TN 37138.**

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. 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 6th day of February, 2020.

Gabriele I. Hoffmann by Judy Hughes attorney-in-fact
Gabriele I. Hoffmann
By: Judy Hughes, Attorney in Fact

Wolf Hoffman by Judy Hughes attorney-in-fact
Wolf Hoffmann
By: Judy Hughes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of February, 2020, before me personally appeared Judy Hughes, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Gabriele I. Hoffmann and husband, Wolf Hoffmann, and who acknowledged that she executed the same as the free act and deed of Gabriele I. Hoffmann and husband, Wolf Hoffmann.

Witness my hand and official seal at Mt. Juliet, Tennessee this 6th day of February, 2020.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 12-18-2021

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $620,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of February, 2020.

Carmen Coats
NOTARY PUBLIC

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022