ADDRESS NEW OWNERS and
SEND TAX BILLS:
CHAD LAUTT, TRUSTEE of the
TIPTOP TRUST AGREEMENT, dated
October 11, 2007
P.O. Box 23096
Nashville, TN 37202
Att: Kalamath

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34-5-64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MICHAEL G. MARCUM, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CHAD LAUTT, TRUSTEE of THE TIPTOP TRUST AGREEMENT, dated October 11, 2007, hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 36 on the plan of Bransford Realty Company's Alta Loma Subdivision, described according to a survey thereof made August 15, 1958, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at an iron pin in the east margin of Monticello Road or Avenue 27 feet south of the common line between Lots 36 and 38; thence easterly parallel to the line between said lots and 27 feet south of the same, 440 feet to an iron pin; thence southerly, parallel to the easterly line of said Monticello Road, 100 feet to an iron pin; thence westerly 440 feet to an iron pin in the easterly margin of Monticello Road; thence with the margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Michael G. Marcum by Executor's Deed, recorded May 1, 2013, in Instrument No. 20130501-0043775, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1539 Monticello Ave, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
Batch# 466477 DEEDWARR
08/31/2020 08:22:23 AM 2 pgs
Fees: $13.00 Taxes: $752.95
20200831-0098121

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of AUGUST, 2020.

Michael G. Marcum
MICHAEL G. MARCUM

STATE OF Georgia

COUNTY OF Fayette

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL G. MARCUM, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of August, 2020.

NOTARY PUBLIC

ELENA HELEN MESKO NOTARY PUBLIC FAYETTE COUNTY GEORGIA EXPIRES October 24, 2021

My Commission Expires: 10/24/2021

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $203,500.00.

AFFIANT

Subscribed to and sworn before me, this the 27th day of August, 2020.

NOTARY PUBLIC

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires May 25, 2022

My Commission Expires: May 25 2022

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