

20005168

This instrument prepared by:

Christopher Cantrell, Attorney At Law
 133 Birchwood Lane
 Crossville, TN 38571
 (931) 321-3707
 2020-14299-3/

2 PGS:AL-DEED	
BATCH: 142029	
05/12/2020 - 10:35 AM	
VALUE	220500.00
MORTGAGE TAX	0.00
TRANSFER TAX	815.85
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	828.85
STATE OF TENNESSEE, CUMBERLAND COUNTY	
JUDY GRAHAM SWALLOWS	
REGISTER OF DEEDS	

above for recording information

WARRANTY DEED

THIS DEED, made and entered into ^{AS OF} May 8, 2020 by and between **Michael C. DeMarcus and Nancy J. DeMarcus, husband and wife** hereinafter known as the Party of the First Part, and, **Johnathon Clark, a married man**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:

Tax ID#: Map 111, Parcel 014.05

SITUATED, LYING AND BEING in the Eighth (8th) Civil District of Cumberland County, Tennessee and being more particularly described as follows:

Part of
 BEGINNING on an iron pin in the South R.O.W. of the Earl Jones Road and being the North East corner of the tract of which this is a part and the North West corner of James Townsley; thence with Townsley's West line, South 5-18-54 East 256.42 feet to a fence post; thence leaving said line, North 87-44-08 West 189.29 feet to a utility pole; thence North 1-31-39 East 172.58 feet to a fence post; thence North 8-28-31 East 113.82 feet to a newly placed 1/2 inch rebar in the South R.O.W. of the Earl Jones Road; thence with said R.O.W., South 75-29-39 East 148.76 feet to the BEGINNING and containing 1.06 acres more or less.

Subject to the Restrictions of record in Book 182, Page 179, in the official records of Cumberland County, Tennessee.

No boundary survey was made at the time of this conveyance and the legal description is the same as the prior deed of record.

Being the same property conveyed to Michael C. DeMarcus and wife, Nancy J. DeMarcus by Warranty Deed dated September 30, 1999 from William T. DeMarcus and wife, Lois J. DeMarcus, recorded September 30, 1999, in Book 1042, Page 2329, in the Official Records of Cumberland County, Tennessee. FOR FURTHER REFERENCE: Being a portion of the same property conveyed to William T. DeMarcus and wife, Lois J. DeMarcus by Quit Claim Deed dated September 30, 1999 from Michael C. DeMarcus and wife, Nancy J. DeMarcus, recorded September 30, 1999, in Book 1042, Page 2327, in the Official Records of Cumberland County, Tennessee. FOR EVEN FURTHER REFERENCE: Being a portion of the same property conveyed to Michael C. DeMarcus and wife, Nancy J. DeMarcus by Warranty Deed dated August 26, 1999 from William T. DeMarcus and wife, Lois J. DeMarcus, recorded September 14, 1999, in Book 1042, Page 64, in the Official Records of Cumberland County, Tennessee. FOR EVEN FURTHER REFERENCE: Being a portion of the same property conveyed to William T. DeMarcus and wife, Lois J. DeMarcus by Warranty Deed dated March 30, 1989 from Charles H. Dixon and wife, Julia Dixon, recorded March 31, 1989, in Book 377, Page 21, in the Official Records of Cumberland County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

Michael C. DeMarcus
Michael C. DeMarcus

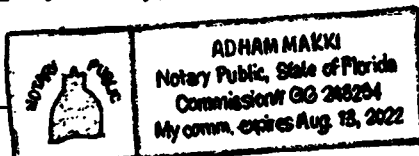
Nancy J. DeMarcus
Nancy J. DeMarcus

STATE OF FLORIDA
COUNTY OF HELLSBOURNE

On this 5th day of May, 2020, before me personally appeared Michael C. DeMarcus and Nancy J. DeMarcus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2020.

Adham Makki
Notary Signature



My commission expires: Aug 13, 2022

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$220,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

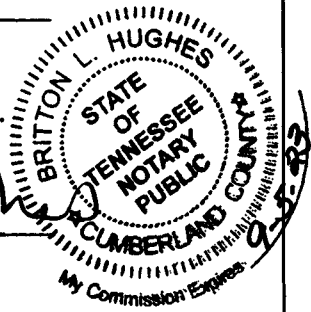
Witness my hand, at office, this 8th day of May, 2020.

Britton L. Hughes
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 8th day of May, 2020.

My commission expires: 9/15/23

Britton L. Hughes
Notary Public



NAME AND ADDRESS OF PROPERTY OWNER:

Johnathon Clark
1149 Earl Jones Rd
Crossville TN 38553

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner