WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 09:22 2 pgs
Fees:13.00 Taxes:155.40
20060717-0085399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2006.

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Mar. 21, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli Huff	Kelli Huff	81-10-234
(NAME)	(NAME)	
1700 24th Avenue North	320 Old Hickory Blvd.	
(ADDRESS)		
Nashville, TN 37208	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter Jumper, Jr., and wife, Cynthia Lee Jumper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelli Huff, 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:

Being part of the land in Davidson County, Tennessee, being the westerly 90.5 feet of Lot No. 139 and the westerly 91.5 feet of Lot No. 140 in Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, a plan of which is of record in Book 161, page 155, R.O.D.C., Tennessee, described according to a survey made by Norris H. Hickerson, on August 20, 1949, as follows: The remainder of the property sold is as follows.

Beginning at a stake in the north margin of Osage Street and in the east margin of 24th Avenue North; running thence with the east margin of 24th Avenue North, North 15 deg. 30 min. West 88 feet to a stake in the original lot line of Lots 140 and 141; thence with the line of said lots North 75 deg. 30 min. East 91.5 feet to a stake; thence South 15 deg. East 88 feet to the north margin of Osage Street; thence with the north margin of Osage Street South 75 deg. 30 min. West 90.5 feet to the point of beginning.

Being the same property conveyed to WALTER JUMPER, JR. AND WIFE, CYNTHIA LEE JUMPER, by deed from BILLY C. DONNELL AND WIFE, CLARA W. DONNELL, of record in Book 8942, page 181, dated April 30, 1993, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1700 24th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of July, 2006.

Walter Jumper, Jr.

Cynthia Lee Jumper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter Jumper, Jr., and wife, Cynthia Lee Jumper, the within named 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 at Nashville, Tennessee this 5th day of June, 2006.

Commission expires:
March 21 2009



Tiffany R. Addison
Notary Public