File No. 290700455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090057011 DEEDWARR
Recvd: 08/20/09 10:21 2 pgs
Fees:13.00 Taxes:451.40
20090820-0078384

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Case B. Jumper	Case B. Jumper	08411001100
(NAME) 406 Dennywood Drive	(NAME) 406 Dennywood Dr	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jeremy M. Potts and Wife Kelly Potts, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Case B. Jumper and wife, Britten Jumper, hereinafter called the grantee(s), 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. 78 on the Map of Maplecrest, as of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy M. Potts, an unmarried man by Deed dated June 13, 2005 from Jack L. Hindman and wife, Judith G. Hindman of record in Instrument Number 20050615-0068225, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 1835, Pages 27 and 28, Register's Office of said County.

Sanitary Sewer and Storm Drainage Easement as shown of record in Deed Book 4883, Page 941, Register's Office for said County.

Kelly Potts joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 406 Dennywood Drive, Nashville, TN 37214
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 31st day of July, 2009.

Jeremy M. Potts

Kelly Potts

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeremy M. Potts and wife, Kelly Potts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290700455

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122