WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130064955 DEEDWARR
Recvd: 07/30/13 11:33 2 pgs
Fees:13.00 Taxes:344.10

20130730-0079127

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

John L Jumper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John L. Jumper	First Community Mortgage Inc.	Parcel ID:
5227 Buena Vista Pike	275 Robert Rose Dr.	0490006800
Nashville, TN 37218	Murfreesboro, TN 37129	

FOR AND IN 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

Paula A. Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John L. Jumper, married

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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, 10/6/58 as follows:

Beginning at a point in the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to James J. Morgan wife, by deed from David A. Wheatley and wife, of record in Book 2861, Page 591, Register's Office for said County; thence with the westerly margin of said Pike, north 12 deg. 30' west 100 feet; thence westwardly 474 feet; thence south 7 deg. 40' east 41.4 feet to a hub; thence south 3 deg. 50' east 58.6 to said Morgan's northwest corner; thence with said Morgan's northern boundary line; eastwardly 486.4 feet to the beginning.

Being the same property conveyed to Paula A. Smith by deed from Dama Johnson and Patricia M. Johnson, of record in Instrument 20031007-0148324, dated October 2, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; and (2) Pipeline Easement of record in Book 1334, Page 182 and Book 2538, Page 469, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5227 Buena Vista Pike, Nashville, TN 37218

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 my hand this 29th day of July, 2013.

Paula A Smith
Paula A. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2013.

My Commission Expires: 8/23/16

Notary Public

