THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16068049** BILL GARRETT, Davidson County Trans:T20160064482 DEEDWARR Recvd: 07/27/16 09:49 2 pgs Fees:13.00 Taxes:738.15 20160727-0077220	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,500.00 Affiant Subscribed and sworn to before me, this 20th day of July, 2016. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Wyman Kroft 511 Cunniff Court Goodlettsville TN 37072-3003	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 033-14-0-020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles W. Jump and wife, Doris W. Jump,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wyman Kroft, a married man and Michelle D. Cyrus, his wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. (s) 48 and 49 on the Plan of Pleasant Hill, Section I of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Jump and wife, Doris W. Jump by Warranty deed from Kenneth L. Jones and wife, Jessica K. Jones of record in Book 9658, page 521, Register's Office for Davidson County, Tennessee, dated April 27, 1995 and recorded on May 01, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7860, Page (s) 207 and 211, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 511 Cunniff Court Goodlettsville TN 37072-3003

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2016.

Charles W. Jump

Doris W. Jump

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. Jump and Doris W. Jump, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

