Return to: Bridgehouse Title

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 359,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 700 **DEEDWARR**
09/14/2017 09:04:55 AM 2 pgs
Fees: $13.00 Taxes: $1,330.15

20170914-0093821

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:
Stephen Bumpas	Churchill Mortgage Corporation	Parcel ID:
1052 Jacobs Valley Rd.	761 Old Hickory Blvd.; Ste 400	02000007900
Joelton, TN 37080	Brentwood, TN 37027	

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

Julie Alsup Pfeffer, f/k/a Julie L. Alsup, married

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

Stephen Bumpas and Sara Denson, husband and wife

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 Davidson County, Tennessee, being Lot No. 25 on the Final Plat, Section Three, Jacobs Valley, as shown by plat of record in Instrument No. 20021010-0124310, amended in Instrument No. 20140624-0055256, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julie L. Alsup by deed from Jennifer Leigh Pinkelton n/k/a Jennifer Leigh Anderson and Jeffery Glenn Anderson, husband and wife, of record in Instrument 20151028-0109627, dated October 26, 2015, Register's Office for said County. See also Scriveners Affidavit of record in Instrument 20151124-0119003, Register's Office for said County. Julie L. Alsup is now known as Julie Alsup Pfeffer.

This conveyance is subject to Restrictions of record in Book 11119, Page 976, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021010-0124310, amended in Instrument 20140624-0055256, said Register's Office; (3) All matters of record in Plan Book 2, Page 86, Chancery Court for Davidson County, TN.; (4) Easement for right of way to Nashville Gas Company of record in Book 3672, Page 417, said Register's Office.

Julie Alsup Pfeffer and Julie L. Alsup being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 1052 Jacobs Valley Rd., Joelton, TN 37080

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 31st day of August, 2017.

Julie Alsup Pfeffer

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 Julie Alsup Pfeffer, 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 31st day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

