Karen Y Johnson Davidson County
Batch# 137835 DEEDWARR
09/07/2018 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20180907-0088674

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075

HV18-0866

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 6, 2018.

Notary Public
Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Bumpas & Sara Denson 1052 Jacobs Valley Road Nashville, TN 37080	Stephen Bumpas 1052 Jacobs Valley Road Nashville, TN 37080	0020-00-0-077.00 & 0020-00-0-078.00

WARRANTY DEED

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, I/WE,

Teresa Plavich, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 23 & 24 on the Final Plat, Section Three, Jacobs Valley, a plat of which is of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Teresa Plavich, by Executrix's Deed from Theresa Plavich, Executrix for the Estate of Jack McCanless, Chancery Court for Cheatham County, Tennessee, Docket No. P-2649, dated 7/31/17 and recorded 8/2/17 in Instrument No. 20170802-0078716; and being the same property previously conveyed to Jack S. McCanless, Jr., an unmarried man, by Quitclaim Deed from Patricia D. McCanless, an unmarried woman, dated 7/28/11 and recorded 8/2/11 in Instrument No. 20110802-0059120; and being the same property previously conveyed to Patricia D. McCanless, an unmarried woman, by Warranty Deed from Joe Pyron and Dale Pyron, as tenants in common, dated

10/18/10 and recorded 10/19/10 in Instrument No. 20101019-0083571, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 1058 & 1064 Jacobs Valley Road, Nashville, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 6, 2018.

Teresa Plavich by Gary W. Temple, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Teresa Plavich** and that he is authorized by **Teresa Plavich** to execute this instrument on her behalf.

Witness my hand and official seal this September 6, 2018.

Notary Public
My Commission Expires: 9-29-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18