WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164386 **DEEDWARR**
11/21/2018 11:17:37 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20181121-0114599

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2018..

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey N. Davidson	Jeffrey N. Davidson	082090C00600CO
(NAME) 2655 S. Le Jeune Rd., Ste. 318	(NAME) 2655 S. Le Jeune Rd., Ste. 318	
(ADDRESS) Coral Gables, FL 33134	(ADDRESS) Coral Gables, FL 33134	
(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, Sigsbee B. Jumper and wife, Kathryn H. Jumper, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jeffrey N. Davidson and wife, Gillian P. Davidson, hereinafter called the GRANTEE(S), and or their 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 Unit No. 1205-A, together with the appurtenant interest in the common elements of Germantown Court Condominiums, a horizontal property regime established by By-Laws and Master Deed, of record in Instrument No. 20031006-0147481, amended in Instrument No. 20050406-0037816 and Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Sigsbee B. Jumper and wife, Kathryn H. Jumper by Warranty Deed from Kenneth R. Buell and wife, Lorraine S. Buell, dated April 11, 2008 and recorded April 25, 2008 of record in Instrument No. 20080425-0042257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, restrictions and easements, if any, By-Laws and Master Deed, of record in Instrument No. 20031006-0147481, amended in Instrument No. 20050406-0037816, Amended in Instrument No. 20060525-0061623 and Amended in Instrument No. 20170419-0038400, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20030902-0126876 in the Register's Office for Davidson County, Tennessee.

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 ☒ 1205A 5th Ave North, Nashville, TN 37208

(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), his/her/their 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), his/her/their 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.

Effective the 14th day of November, 2018 .

Sigsbee B. Jumper

Kathryn H. Jumper

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sigsbee B. Jumper and Kathryn H. Jumper, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of November, 2018.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027