Name and Address of New Owner:
Case B. Jumper
219 Bonnabrook Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 074-16-0-066

Karen Y Johnson Davidson County
Batch# 164561 DEEDWARR
11/21/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,031.93
20181121-0114869

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arch, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Case B. Jumper and Britten Jumper, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 419, on the Plan of Hermitage Hills, Section Five, as of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arch, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mona L. Evans dated July 12th 2017 and recorded July 12th 2017 in Instrument No. 20170712-0070283 said Register's Office, Davidson County, TN.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2018.

Arch, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Archie Raines, Member

By: _____(SEAL)
Celeste Raines, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Archie Raines and Celeste Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Sole Members of Arch, LLC, the within named bargainor, a Limited Liability Company, and that such Archie Raines and Celeste Raines as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole Members.

Witness my hand and seal, at office in Nash, TN, this 6th day of November, 2018.

_____
Notary Signature

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Printed Name: Greg Fairbetter

My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $278,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me this 6th day of November, 2018.

_____
Notary Public
My commission expires: 11/5/2019
File No. 18-669

201811210114869

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212