WARRANTY DEED

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

W-BR-19-1142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Victoria Ariel Jump and Shawn Michael Jump	Churchill Mortgage Corporation	
(NAME)	(NAME)	**061-15-0-116.00**
1142 Ardee Avenue	761 Old Hickory Blvd, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **BLUE SUMMIT PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY VICTORIA ARIEL JUMP AND SHAWN MICHAEL JUMP, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17 of Block B on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 17 fronts 60 feet on the South side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Blue Summit Properties, LLC by Warranty Deed from Anthony B. Davidson, married of record in Instrument No. 20190215-0014361 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 15, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1066 , Page 225, Book 1066, Page 511, Book 1108, Page 689, Book 1109, Page 636, Book 1157, Page 72, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1142 Ardee Avenue, Nashville, Tennessee 37216**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 293079 DEEDWARR
09/30/2019 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20190930-0099204

Witness my/our hand(s) this the 27th DAY OF SEPTEMBER, 2019.

Blue Summit Properties, LLC
BY: Stacey B. Buzako
Stacey B. Buzako
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY B. BUZAKO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUE SUMMIT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)