THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 459,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF December 2019 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 328988 DEEDWARR
12/13/2019 09:11:06 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30

20191213-0128625

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jake T. Stump		
1824 12th Avenue North	New Owner	081-07-0-362.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Assurance Restoration and Roofing, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jake T. Stump, an unmarried man**

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:

A certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6 of the Woodard Plan of record in Plat Book 161, Page 174, 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. 63 fronts 50 feet on the East side of 12th Avenue North and runs back between parallel lines, 115 feet to an alley.

Included in the above legal description but specifically excluded from the portion of the property conveyed to Metropolitan Government of Nashville recorded in Agreement for Dedication of Public Right-of-Way of Instrument No. 20190307-0021164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Assurance Restoration & Roofing, Inc by Quitclaim deed from Jane Y. Vukelich of record in Instrument No. 20190208-0012295 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 08, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1824 12th Ave North, Nashville, TN 37208.**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 the 12th day of December, 2019.

Assurance Restoration and Roofing, Inc.

BY: Frank M Vukelich

ITS: sole share holder & President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Frank M. Vukelich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Assurance Restoration and Roofing, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12th day of December, 2019.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY