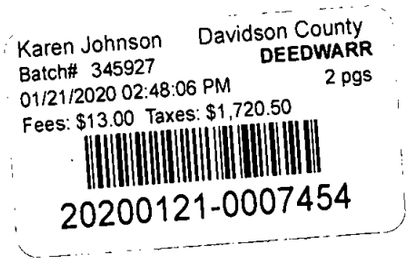
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Name and Address of New Owner:
Jason Rumbough and Kelli Rumbough
1525 Corder Drive
Nashville, TN 37206

Send Tax Bills To:
Capstar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

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



Map & Parcel No: 072160P00200CO

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, **Libby Suzanne Thurman and Matthew David Meeks, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason Rumbough and Kelli Rumbough, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Unit B as noted on Plat of record as Exhibit B of the Declaration of Covenants, Conditions, and Restrictions For Homes At 2300 Porter Road, A Horizontal Property Regime with Private Elements, recorded in Instrument No 20150923-0096571, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Libby Suzanne Thurman and Matthew David Meeks by Warranty Deed from Robert N. Moore, Jr., a single man dated July 6th 2016 and recorded July 7th 2016 of record in Instrument No. 20160707-0069574, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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.

This is improved property known as 1525 Corder Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 16th day of January, 2020.

Libby Suzanne Thurman (SEAL)
Libby Suzanne Thurman

(SEAL)
Matthew David Meeks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2020, before me personally appeared Libby Suzanne Thurman and Matthew David Meeks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2020.

Notary Signature
My commission expires: 11.8.21

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

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 **$465,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of January, 2020.

Notary Public
My commission expires: 7-9-22
File No. 19-726

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022