THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28332

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ **297,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2020

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 394439 **DEEDWARR**
05/01/2020 11:14:47 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20200501-0045753

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kindal Jumper	NEW OWNER	MAP
4780 Lickton Pike		PARCEL 031-00-0-023.00
Whites Creek, TN 37189		
(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, **S. Ben Jumper and Kathryn Jumper, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kindal Jumper, a single woman**

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:

Land in Davidson County, Tennessee, Being Lot 2, Curtis Subdivision, of record in Book 5210, Page 209, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of Lickton Pike and being the common front corner or Lots 1 and 2; thence with a line between said two lots, North 77 degree 52 minutes West 375.13 feet to an iron pin; thence North 22 degree 44 minutes East 330.00 feet to an iron pin;thence South 55 degree 50 minutes East 341.31 feet to an iron pin in the westerly margin of Lickton Pike; thence with the margin of Lickton Pike in a southerly direction along a curve, a distance of 196.37 feet to the point of beginning.

Being the same property conveyed to S. Ben Jumper and Kathryn Jumper, husband and wife by Warranty deed from Linda F. O'Neal, unmarried of record in Instrument No. 20190702-0064291 Register's Office for Davidson County, Tennessee, dated July 01, 2019 and recorded on July 02, 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 **4780 Lickton Pike, Whites Creek, TN 37189.**

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 our hand(s) this the 30th day of April, 2020.

S. Ben Jumper

Kathryn Jumper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **S. Ben Jumper** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Jumper** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON