Karen Johnson Davidson County
Batch# 520614 DEEDWARR
11/24/2020 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20201124-0137684

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Henersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $312,000.00. Affiant Subscribed and sworn to before me, this 19 day of November, 2020. Notary Public My Commission Expires: 11-6-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Chantaliscia Saunders Robert E. Cox 219 Bonnabrook Dr Hermitage Tn 37076	New Owner	074-16-0-066.00

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, Britten Jumper, a single woman, the "Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Chantaliscia Saunders and Robert E. Cox, tenants in common with rights of survivorship, 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 of record in Plat Book 3300, Page 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Britten Jumper, a single woman by Quitclaim Deed from Case B. Jumper of record in Instrument No. 202011240137683, Register's Office for Davidson County, Tennessee, dated November ____, 2020 and recorded on November ____, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

This is improved property, known as 219 Bonnabrook Drive, Nashville, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the Grantee, 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 ___ day of November 2020.

Britten Jumper

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 19 day of November, 2020, before me personally appeared Britten Jumper, 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 19 day of November, 2020.

Traci Sellers

Notary Signature

My commission expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024