Karen Johnson Davidson County
Batch# 676242 DEEDWARR
07/14/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210714-0094568

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Elija Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 5-5-2025

W-SB-VRES-21-5915

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)
Sam Talbot Bragg and Elizabeth Leigh Wood	CapStar Bank	
(NAME) 5915 Post Rd	(NAME) 2002 Richard Jones Rd Suite 300A	116-09-0-077.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(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, **DEREK C. JUMPER AND WIFE, JOHANNA L. JUMPER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAM TALBOT BRAGG AND ELIZABETH LEIGH WOOD, HUSBAND AND WIFE,** 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. 400 on the Plan of Hillwood Estates, Section 15 of record in Plat Book 2900, Page 117, 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 Derek C. Jumper and wife, Johanna L. Jumper by Warranty Deed from Barbara T. Freeman and husband William H. Freeman of record in Instrument No. 20050816-0097025 Register's Office for Davidson County, Tennessee, dated August 15, 2005 and recorded on August 16, 2005.

This conveyance is subject to:
- Taxes for the year 2021 and subsquent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 117, 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: 5915 Post Rd, Nashville, Tennessee 37205.

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.

Witness my/our hand(s) this the 9th DAY OF JULY, 2021.

Derek C. Jumper

Johanna L. Jumper

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK C. JUMPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2021.

Ledetric N. Holmes
Notary Public
My Commission Expires: 3/7/22
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 108167
LEDETRIC N. HOLMES
Commission Expires
March 7, 2022
HINDS COUNTY

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHANNA L. JUMPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2021

Ledetric N. Holmes
Notary Public
My Commission Expires: 3/7/2022
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 108167
LEDETRIC N. HOLMES
Commission Expires
March 7, 2022
HINDS COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2021 (date ~~of document~~).

Affiant Signature

07/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL