Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF NOVEMBER, 1998

Notary Public

MY COMMISSION EXPIRES JULY 26, 2000

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOOK 11205 PAGE 962

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Sanders	**American Mortgage Source**	**176-1-65**
(NAME)	(NAME)	
4837 Peppertree Drive	**2 International Drive, Suite 108**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nasvhille, TN 37217**	
(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, **Christopher F. Covington and wife Michelle J. Covington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Sanders, unmarried and Cornelius Allen, unmarried**, 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 No. 138 on the Plan of Peppertree Forest Section 1, Revised, of record in Plat Book 6900, Page 975, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher F. Covington and wife, Michelle J. Covington by deed of record in Book 8774, Page 415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4837 Peppertree Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05128 33
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 13th day of November, 1998.

Christopher F. Covington

Michelle J. Covington

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 Christopher F. Covington and wife, Michelle J. Covington the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1998.

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: 5/26/2002

7303 11/16 0101 03CHECK 347.76

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11205 PAGE 964

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	91000-00
CON TX	336-76
PRFEE	1-00
WDEED	8-00
CFEE	2-00
TOTAL	347-76
CHECK	347-76

11/16/98 01 13:46 0001 7303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/2833
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372386