Davidson County DEEDWARR
Recvd: 12/17/02 09:09 2pgs
Fees:13.00 Taxes:444.00

20021217-0155105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amphone Rajkongsy	Guaranty Trust Company	Map 119
(NAME) 11 Peachtree St.	(NAME) 640 Broadmor Boulevard	Group 06-0
(ADDRESS) Nashville, TN 37210	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 287
(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,

Callie M. Covington and Patricia L. Covington-Pardue ,both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amphone Rajkongsy ,married, 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:**

BEING Lot No. 45 Rosewood Estates, Section One, as shown by plat of record in Plat Book 4955, page 29, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Callie M. Covington and Patricia L. Covington-Pardue ,both unmarried by deed from Patricia L. Covington of record in Instrument Number 200003090024258, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5110, Page 595, Deed Book 5176, Page 649 and Deed Book 5264, Page 398, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 11 Peachtree St., Nashville, TN 37210
(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.

Witness my/our hand(s) this 12th day of December, 2002.

Callie M. Covington

Patricia L. Covington-Pardue

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Callie M. Covington and Patricia L. Covington-Pardue ,both unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/12/2002

My Commission Expires: 1-23-06

Notary Public

File Number2210516
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

NOTARY PUBLIC AT LARGE