WARRANTY DEED

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Judith C. Jan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JULY, 2003.

Heather D. Wells
Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel B.Covington	Bank Of America	127/125.00
(NAME) 8363 Merrymount Drive	(NAME) P.O. Box 1675	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Coraopolis, PA 15108	
(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,

Charles R. Payne III and wife, Donna Baumgartner Payne

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel B. Covington and wife, Angela C. Covington

, 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. 4 on the plan of John Cunningham Estates, Section 3, of record in Book 4860, Page 69, Register's Office.

Said Lot No. 4 fronts 150.00 feet on the easterly margin of Merrymount Drive and extends back 399.65 feet on the northerly line and 358.35 feet on the southerly line to a dead line in the rear, measuring 193.92 feet thereon.

Being the same property conveyed to Charles R. Payne III by Quitclaim Deed from Brenda L. Meier, dated November 1, 1996 and filed for record in Book 10247, page 438, Register's Office for Davidson County, Tennessee. Also of record in Book 9860, page 321, said Register's Office.

Subject to any and all matters as shown on the Restrictive Covenants of record in Book 4215, page 4 and amended in Book 5094, page 1, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8363 Merrymount Dr., Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 07/30/03 19:34 2pgs
Fees:13.00 Taxes:810.50
20030730-0108287

Witness my/our hand(s) this 21st day of July, 2003.

Charles R. Payne III

Donna Baumgartner Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On July 21, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles R. Payne III and Donna Payne to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of July, 2003.

Commission expires:

Heather D. Wells
Notary Public

HEATHER D. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007