File Bk 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DEBRA MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/27/05 14:59 2 pgs
Fees:13.00 Taxes:1448.55

20050527-0060346

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Suite 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M. Whitney	SunTrust Mortgage, Inc.	132-06-0 023.00
(NAME) 853 Glendale Lane	(NAME) 201 Fourth Ave. North, 7th floor	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37219	
(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,

Covenant Investment Properties, LLC,

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

Gina M. Whitney,

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. 7 on the Plan of Orr Manor of record in Plat Book 1916, Page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being same property conveyed to Covenant Properties, LLC. By Warranty Deed from Robert Windrow and wife, Susan Windrow dated November 30, 2004 and recorded in Instrument No. 20041203-0144304, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2005 which have been prorated and paid by the Grantor(s) herein, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1916, Page 191, said Register's Office, which Plan shows 100 foot minimum building set back line from Glendale Lane and an easement for public utility purposes along the broken rear line(s) of said lot for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6296, Page 962, said Register's Office; and all zoning regulations and building restrictions.

unimproved ☐
This is improved ☒ property, known as 853 Glendale Lane, Nashville, Tennessee 37204
(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 hand this 27th day of May, 2005.

Covenant Investment Properties, LLC
By:
Thomas W. Cook

Covenant Investment Properties, LLC
By:
Marcus E. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared Thomas W. Cook, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of Covenant Investment Properties, LLC., the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the Secretary.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of May, 2005.

Leila F. Schmeisser
Notary Public

My commission expires:
6/21/08

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared Marcus E. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Covenant Investment Properties, LLC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the President.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of May, 2005.

Leila F. Schmeisser
Notary Public

My commission expires:
6/21/08

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN