WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,400.00

Kim McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2006.

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 08/04/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/06 12:11 2 pgs
Fees:13.00 Taxes:264.18
20060403-0037398

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Cause	Mary F. Cause	072-09-0-041.00
(NAME)	(NAME)	
938 Chickasaw Avenue	938 Chickasaw Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, Lorita M. Covington, and husband Tony D. Covington and Nancy Wade, now deceased hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mary F. Cause and husband Charles H. Cause, 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.43, on the plan of **Victory Heights Subdivision,** as of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lorita M. Covington, and husband Tony D. Covington and Nancy Wade, now deceased by Deed from Lorita M. Covington and Nancy Wade, dated August 4, 2000 and filed for record in Instrument No. 20000814-0080063, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 938 Chickasaw Ave., Nashville, TN 37207
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this ~~31~~ 28TH day of March, 2006.

Lorita M. Covington

Tony D. Covington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Lorita M. Covington, and husband Tony D. Covington, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 28TH day of MARCH, 2006.

Commission expires:

Carmen Coats

Notary Public

My Commission Expires 3-21-09

