File No. 260302244

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/06 13:44 2 pgs
Fees:13.00 Taxes:1998.00
20060427-0048400

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/12/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy McMurtry	Tracy McMurtry	006-121.00 and 006-008.00
(NAME) 2330 Baker Road	(NAME) Same	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William R. Covington, and Wife, Teresa G. Covington,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy McMurtry and Catherine G. McMurtry, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to survey by Ray G. Cole Registered Land Surveyor No. 924, dated May 25, 1984, and being revised February 11, 1987.

Beginning at an existing iron post in the southerly margin of Baker Road a corner to Albert S. Burnette; thence, leading to said road and with the line of said Burnette S. 55° 57' 32" W 2481.77 feet to an existing iron pin, corner to said Burnette and in the line of Grace S. Burnette; thence with a line of said of Burnette with for the next three calls as follows: No 5° 18' 56" E 649.32 feet to an existing iron pin, No 65° 01' 16" E 856.33 feet to an iron pin set, and No 26° 21' 51" W 242.86 feet to an iron pin set, corner to said Burnette; thence, continuing with the line of said Burnette for a way and then Lawrence Burnette N 56° 58' 22" E 1153.71 feet to an iron pin set in the margin of said Baker Road; thence, with the line of said Baker Road S 37° 57' 55" E 568.66 feet to the beginning, containing 26.98 acres more or less.

Being the same property conveyed to William R. Covington, and Wife, Teresa G. Covington by deed from Margaret L. Behm, Trustee in Bankruptcy for Owen C. Bell and Marla Sue Bell of record in Deed Book 7186, page 916, and Quit Claim Deed of reference in Book 8761, Page 817, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2330 Baker Road, Goodlettsville, TN 37072
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of April, 2006.

William R. Covington by Jack Wedekind Attorney-in-Fact

Teresa G. Covington 4-25-06

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 [redacted], Teresa G. Covington the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of April, 2006.

Commission expires 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

File Number: 260302244

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

On this the 25th day of April, 2006, before me personally appeared Jack Wedekind, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William R. Covington, and who acknowledged that he executed the same as the free act and deed of the said William R. Covington by virtue of that Power of Attorney, duly executed the the said William R. Covington and being of record in Instrument Number 20060427004839 9, Register's Office for Davidson County, Tennessee.

Witness my hand and offical seal this 25th day of April, 2006.

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY