WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/07 12:38 2 pgs
Fees:13.00 Taxes:1517.00
20070124-0009871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE MUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Scott, Trustee	Thomas C. Scott, Trustee	96/25.00
(NAME)	(NAME)	
@ Amsouth Suite 1700	Same	
315 Deaderick St. (ADDRESS)	(ADDRESS)	
Nash, TN 37238		
(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, **Bryan Covington, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas C. Scott, Trustee, with full power,** 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:

A TRACT OF LAND in the 3rd, (formerly the 2nd) Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford and Company, Engineers, September 21, 1957, as follows:

BEGINNING at an iron post in the southerly margin of McCrory Creek Road, North 59 degrees 30 minutes East 31 feet from the intersection of the southerly margin of said Road and the eastern boundary line of the property conveyed to W. W. Castleman, by Deed from S. J. Ridley, of record in Book 398, Page 241, Register's Office for Davidson County Tennessee; thence, South 12 degrees 00 minutes East 582.7 feet to an iron pin; thence, South 83 degrees 30 minutes East 332.8 feet to an iron pin ; thence, North 12 degrees 00 minutes West 796.8 feet to a post in the southerly margin of Mcrory Creek Road; thence, with the same South 59 degrees 30 minutes West 331.8 feet to the BEGINNING.

BEING the same property conveyed to Bryan Covington by Warranty Deed from Mildred Ann Covington Harville and husband Clell Harville dated April 13, 2001 and recorded in instrument #20010418 0038046 in Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 559 McCrory Creek Road, Nashville, TN 37214
(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 18th day of January, 2007.

Bryan Covington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Bryan Covington the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of January, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN