Davidson County DEEDWARR
Recvd: 10/21/08 14:09 2 pgs
Fees: 13.00 Taxes: 510.60
20081021-0105614

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kelly Covert
3317 Timber Trail
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Gary L. Bowers
612 Valley Trace Court
Nashville, TN 37221

MAP **150-3**
GROUP
PARCEL **91.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gary L. Bowers, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kelly Covert and husband, Jacob Covert**, 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. 53 on the Plan of The Country, Section Three, of record in Plat Book 5200, page 44, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Bowers, by Quitclaim Deed dated April 25, 1984 from Karen M. Bowers of record in Book 6285, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **3317 Timber Trail, Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **20th** day of **October, 2008.**

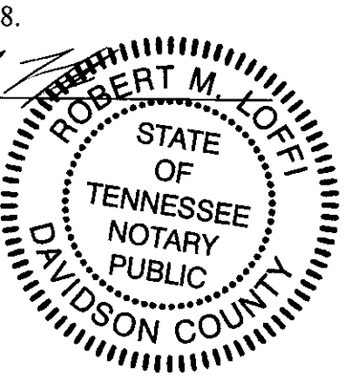
Gary L. Bowers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary L. Bowers, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of October, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012

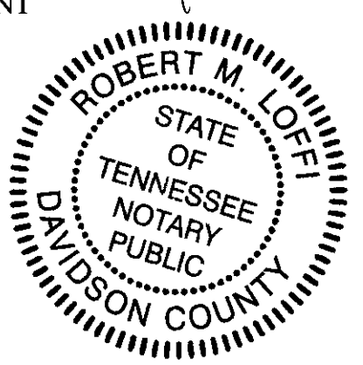
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of October, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012