WARRANTY DEED

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Bryan C Gleason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37212, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan C. Gleason	Guaranty Trust Company	149-5-B-14.00
(NAME)	(NAME)	
4505 Hunters Green Circle	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Covington Revocable Living Trust, dated September 19th, 2007,Everett S. Covington and Martha A. Covington, individually and as Trustors and/or Trustees**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan C. Gleason, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Final Plat of Hunter's Green Subdivision, as shown on plat of record in Plat Book 9700, Page 424, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to The Covington Family Revocable Living Trust, dated September 19th, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees, by Quitclaim Deed from Everett S. Covington and Martha A. Covington, dated November 7th, 2007, filed of record on December 6th, 2007, in Instrument No. 20071206-0141451, in the aforesaid Register's Office.

This being the same property conveyed to Everett Steven Covington by Warranty Deed from Clifton Hardy Gilliam and wife, Tifany Camille Gilliam, dated August 30th, 2002, filed of record on September 4th, 2002, in Instrument No. 20020904-0106477, in the aforesaid Register's Office.

This conveyance is made subject to:
Subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 424, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4505 Hunters Green Circle, Antioch, TN 37013

(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 GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20100009699 DEEDWARR
Recvd: 02/18/10 11:10 2 pgs
Fees:13.00 Taxes:481.00
20100218-0012349

Witness our hand this 15th day of January, 2010.

The Covington Revocable Living Trust, dated September 19th, 2007,

By: Everett S. Covington, Trustee
Everette S. Covington, Trustee

Martha Covington, Trustee
Martha A. Covington, Trustee

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, The Covington Revocable Living Trust, dated September 19th, 2007, Everett S. Covington and Martha A. Covington, individually and as Trustors and/or Trustees, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of January, 2010.

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission expires:
5/15/2010

Notary Public

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Everett S. Covington and Martha A. Covington, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of January, 2010.

Commission expires:
5/15/2010

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public