File No. 100920

WARRANTY DEED

Please return to:

SIDWELL, BARRETT & WELCH, P.C.

BILL GARRETT, Davidson County

Trans:T20100070406 DEEDWARR

Recvd: 11/05/10 09:56 2 pgs

Fees:13.00 Taxes:521.70

20101105-0088874

K. Thomas Sidwell
State of Tennessee Notary Public
Williamson County

My commission expires November 2, 2013

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/10/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike L. Rohlmeier	New Owner	149 09 0 262.00
(NAME)	(NAME)	
1116 Remmington Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William Covington and Barbara Buchanan Covington, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike L. Rohlmeier and wife, Heather J. Rohlmeier, 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. 80 on the Plan of Hunter's Run, Section One, of record in Plat Book 9700, Page 124, and revised in Page 341, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Covington, a single man. by deed from Danyelle Tipton, a single woman, dated April 1, 2002 and recorded on April 9, 2002 in Instrument No. 20020409-0043614, Register's Office, Davidson County, Tennessee, and further conveyed to William Covington and Barbara Buchanan-Covington, married, by quitclaim deed dated March 16, 2004 and recorded on March 16, 2004 in Instrument No. 20040316-0029796, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 10378, page 110, said Register's Office.

Storm water detention agreement of record in Book 9836, page 624, said Register's Office.

Bellsouth Telecommunications easement of record in Book 10325, page 995, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1116 Remmington Trace, 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 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

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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 our hands this 3rd day of November, 2010.

William Covington

Barbara Buchanan Covington

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 3rd day of November, 2010.

Commission expires:

2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County