**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Julie Berryman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2010

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES November 7, 2011

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesley A. Covert | New Owner | 07506003100 |
| (NAME) 4261 Sweden Dr | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Russell A. McNalty and Sherry E. McNalty**, Husband and Wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wesley A. Covert,** unmarried 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. 272 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 272 fronts 90 feet on the easterly margin of Sweden Drive and runs back between lines measuring 134.35 feet on the northerly line and 135.0 feet on the southerly line to a line in the rear measuring 64.75 feet thereon.

Being the same property conveyed to Jim McNalty and wife, Shannon McNalty by Warranty Deed from J.C. Carter and wife, Margaret N. Carter, dated August 13, 1987 and recorded in Book 7326, page 743, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9836, page 273, said Register's Office, Shannon T. McNalty conveyed all of her right, title and interest in subject property to James R. McNalty. James R. McNalty having since died June 2, 2010. Conveying property to his only Heirs at Law Russell A. McNalty and wife Sherry E. McNalty.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4261 Sweden Dr, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans: T20110000637 DEEDWARR
Recvd: 01/04/11 09:34 2 pgs
Fees: 13.00 Taxes: 288.60

20110104-0000883

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, has 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 our hands this 23rd day of December, 2010

Russell A. McNalty

Russell A. McNalty

Sherry E. McNalty

Sherry E. McNalty

STATE OF Illinois
COUNTY OF

Personally appeared before me, the undersigned authority, Russell A. McNalty and Sherry E. McNalty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2010

Shelia A Glenn

Notary Public

My commission expires: 2/27/13

OFFICIAL SEAL
SHELIA A GLENN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/27/13