BILL GARRETT, Davidson County
Trans:T20110044738 DEEDWARR
Recvd: 07/25/11 10:43 2 pgs
Fees:13.00 Taxes:851.00
20110725-0056658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

**THIS INSTRUMENT WAS PREPARED BY**
**Signature Title Services, LLC**
**4711 Trousdale Drive, Suite 120**
**Nashville Tennessee 37220**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Maree E. Vanadore** | **New Owner** | 06104012700 |
| **4223 Brush Hill Road** | **Same** | |
| **Nashville, TN 37216** | | |
| | | **File: ST9932** |

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 ACKNOWLEDGE, WE,

**Marion R. Covell, unmarried and Holly J. Covell, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Maree E. Vanadore**

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 the Easterly part of Lots Nos. 15 and 16, Block 2 on the Plan of A.J. McGaughey's 2nd Haysboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., Engineer, dated June 15, 1967, as follows:

Beginning at an iron pin in the Westerly margin of Brush Hill Road, at the intersection of said road and Haysboro Road as now located; thence with Brush Hill Road South 17 deg. 21' 25" West 235 feet to an iron pin, a corner of Lots Nos. 14 and 15; thence along the line of said lots, North 67 deg. 13' 18" West 147.89 feet to an iron pin; thence leaving the dividing line between said lots, North 22 deg. 46' 42" East 5.5 feet to an iron pin; thence North 67 deg. 13' 18" West 24 feet to an iron pin; thence South 22 deg. 46' 42" West 5.5 feet to an iron pin in the line between Lots Nos. 14 and 15; thence along said line, North 67 deg. 13' 18" West 20 feet to an iron pin; thence crossing Lots Nos. 15 and 16, North 15 deg. 21' 46" East 211.43 feet to an iron pin in the Southerly margin of Haysboro Road as now located; thence along said road, South 78 deg. 22' 58" East 145.29 feet to an iron pin; thence South 47 deg. 59 min. 47" East 11.01 feet to the beginning.

Being the same property conveyed to Marion R. Covell an unmarried woman and Holly J. Covell, an unmarried woman by Warranty Deed from The Grace E. Adwell Revocable and Living Trust, recorded on the 2nd day of December, 2008 in Instrument No. 20081202-0117029, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 4223 Brush Hill Road, Nashville, TN 37216.

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 in 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/our hand(s) this 21st day of July, 2011.

Marion R. Covell

Holly J. Covell

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, Marion R. Covell and Holly J. Covell , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013