THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Dawpson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,000.00. Nancy Arnett Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY June 2012 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy B. Covert	Avenue Bank	MAP 141-05-A
720 Wolfeboro Lane	111 10th Avenue S.	PARCEL 60.00CO
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy S. Masters and wife, Amy C. Masters**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy B. Covert, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSO COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60 on the Final Plat of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy S. Masters and wife Amy C. Masters by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 200904130032669, Registers office for Davidson County, Tennessee, dated April 10, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **720 Wolfeboro Lane, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20120047739 DEEDWARR
Recvd: 06/28/12 11:51 2 pgs
Fees:13.00 Taxes:987.90

20120628-0056797

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 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 hand(s) this the 26th day of June, 2012.

Timothy S. Masters 6/26/12

Timothy S. Masters

Amy C. Masters 6/26/12

Amy C. Masters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy S. Masters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2012.

My Commission expires: 1-9-16

Notary Public

JAMES A. WRIGHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy C. Masters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2012.

My Commission expires: 1-9-16

Notary Public

JAMES A. WRIGHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN