BILL GARRETT, Davidson County
Trans:T20120076524 DEEDWARR
Recvd: 10/09/12 10:35 2 pgs
Fees:13.00 Taxes:758.50
20121009-0092331

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 7, 2013

R-MG-12-505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell S. Greenberg (NAME)	Mitchell S. Greenberg (NAME)	
505 Rose Hall (ADDRESS)	3777 Peachtree Rd, Unit 1731 (ADDRESS)	**104-06-N-505.00CO**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Atlanta GA 30319 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **WILLIAM W. COVINGTON, JR., MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MITCHELL S. GREENBERG, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 505, ON THE PLAN OF ROSE HALL, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 7307, PAGE 760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 6900, PAGE 379, WHICH AMENDS LOTS NO. 37, 38, 40 AND 41 OF BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE OF RECORD IN PLAT BOOK 332, PAGE 15, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. COVINGTON, JR. AND WIFE, TACY L. COVINGTON BY WARRANTY DEED FROM RHONDA BULCHER AND DARLENE BOYCE, BOTH UNMARRIED OF RECORD IN INSTRUMENT 20040317-0030456, DATED DECEMBER 3, 2003 AND SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20040510-0052731, DATED MAY 4, 2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. COVINGTON, JR., A SINGLE PERSON BY QUITCLAIM DEED FROM TACY L. COVINGTON OF RECORD IN INSTRUMENT 20100806-0062126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY AUGUST 3, 2010. WILLIAM W. COVINGTON, JR. HAVING SINCE MARRIED. HIS SPOUSE, SARAH COVINGTON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 379, AMENDING BOOK 332, PAGE 15; BOOK 7307, PAGE 760; BOOK 7307, PAGE 769, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **505 Rose Hall Nashville, Tennessee 37212**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 28th day of September, 2012.

William W. Covington, Jr.

Sarah Covington

STATE OF Tennessee
COUNTY OF Davidson

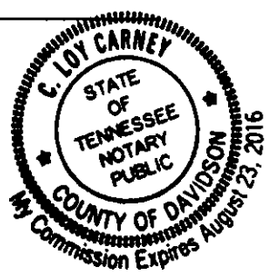
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William W. Covington, Jr. and Sarah Covington the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212