WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Bourland Ann M. Bourland	Renasant Bank	104-9-M-1CO
(NAME) 3637 West End Avenue	(NAME) 2001 Park Place North Ste 650	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Birmingham, AL 35203	
(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, **Toby Covel and Tricia Covel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Bourland and wife, Ann M. Bourland**, 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 Unit No. 1 of the Craighead, a Condominium as establishedin Master Deed establishing The Craighead, a condominium, or record in Book 11394, page 215, Register's Office for Davidson County, Tennessee; amended by Amendment to Master Deed establishing The Craighead, a condominium, of record in Instrument No. 20000721-0072243, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20021011-0125510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Toby Covel and Tricia Covel by deed from Daniel E. Oaks, unmarried dated October 11, 2006, of record in Instrument No. 20061011-0126384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3637 West End Avenue, Nashville, TN 37205**

(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 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.

BILL GARRETT, Davidson County
Trans:T20130017783 DEEDWARR
Recvd: 03/04/13 14:38 2 pgs
Fees:13.00 Taxes:3348.50
20130304-0021591

Witness our hands this 25 day of Febry, 2013.

Toby Covel

Tricia Covel

STATE OF Oklahoma

COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toby Covel and Tricia Covel, the bargainors, 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 at Norman, Oklahoma, this 25 day of February, 2013.

Commission expires: 5/27/2016

Stacey Rachel
Notary Public

STACEY RACHEL
NOTARY PUBLIC
No. 08005509
EXP. 5/27/2016
IN AND
FOR
STATE OF OKLAHOMA