THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
6 Cadillac Drive
Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130049372 DEEDWARRSP
Recvd: 06/12/13 14:16 2 pgs
Fees:13.00 Taxes:259.00
20130612-0059917

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Covington 138 Ewing Drive Nashville, TN 37207	NEW OWNER	060.07-0-115.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we ***U. S. Bank National Association as Successor by Merger of U. S. Bank National Association, ND*** hereinafter called the Grantor, having bargained and sold, and by these presents do transfer and convey unto **Charles Covington and Wallicia Covington, husband and wife** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 4 ON THE MAP SHOWING THE SUBDIVISION OF THE JAMES CUNNINGHAM PLACE, OF RECORD IN BOOK 421, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MAKE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to U.S. Bank National Association, N.D., by Deed from J. Phillip Jones, Corrected Substitute Trustee, dated 07/26/2012 and recorded 08/02/2012, of record in Instrument No. 20120802006857 7, Register's Office for Davidson County, Tennessee.

To have and to hold the same, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the Grantee, his heirs and assigns, forever.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same bases on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as 138 Ewing Drive, Nashville, TN 37207

In witness whereof, the Grantor has hereunto set his hand this 15th day of May, 2013.

U. S. Bank National Association as Successor by Merger of U. S. Bank National Association, ND

BY: Lana J. Patraw

TITLE: Real Estate Officer

STATE OF Minnesota
COUNTY OF Hennepin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lana J. Patraw with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himselfherself to be the Officer of **U. S. Bank National Association as Successor by Merger of U. S. Bank National Association, ND** the within named bargainor, a National Banking Association and that he/she executed the foregoing instrument for the purpose therein contained by signing the name of theNational Banking Association by the said Lana J. Patraw as Officer.

Witness my hand and seal at office in Minneapolis, Minnesota, this 15th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:
1/31/17

ANTHONY D. STEINMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

STATE OF Minnesota
COUNTY OF Hennepin

The actual consideration for this transfer or value of property (whichever is greater) is $70,000.00

AFFIANT

Sworn to and subscribed before me this
15 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1/31/17

ANTHONY D. STEINMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017