BILL GARRETT, Davidson County
Trans:T20140005370 DEEDWARR
Recvd: 01/23/14 14:11 4 pgs
Fees:23.00 Taxes:301.55
20140123-0006512

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration ~~or value, whichever~~ is greater, for this transfer is ~~$81,500.00~~. Affiant Subscribed and sworn to before me, this the 17th day of January, 2014. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Prime Nashville, LLC	New Owner	
1205 4th Ave. North		082-05-0-166
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH COVINGTON, MARRIED, KENNY COVINGTON AKA KENNETH COVINGTON, MARRIED, LEE COVINGTON AKA LEE ANDREW COVINGTON, UNMARRIED, RONALD EUGENE COVINGTON AKA RONNIE E. COVINGTON, MARRIED AND HAROLD COVINGTON AKA HAROLD W. COVINGTON, MARRIED AS INDIVIDUALS AND FANTINA L. BUMPAS-CARTER, UNMARRIED, TONEY COVINGTON, MARRIED, HAROLD COVINGTON, MARRIED, MATTIE PETTY, [redacted] MARRIED, LAURA COVINGTON, UNMARRIED, LEE COVINGTON, UNMARRIED, KENNY COVINGTON, MARRIED, RONNIE COVINGTON, MARRIED, AND KEITH COVINGTON, MARRIED, AS DEVISEES UNDER THE WILL OF KATHERINE L. DAVIS HOUSE, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 6 on the Plan of D.T. McGavoc's First Addition to Nashville of record in Plat Book 2, Page 99, in the Chancery Court for Davidson County, Tennessee, said original Plan of McGavock's Addition being of record in Book 11, Page 393, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet more or less on the southwesterly side of Third Avenue North and runs back between parallel lines 165 feet more or less to an alley.

Being the same property conveyed to Katherine Davis, Keith Covington, Kenneth Covington, Lee Covington, Ronald Eugene Covington and Harold Covington by Quitclaim Deed from Ronald Eugene Covington of record in Instrument Number 20120126-0007319, Register's Office for Davidson County, Tennessee, dated December 22, 2011 recorded on January 26, 2012; Said Katherine Davis having since died. Also See Probate of Katherine Louise Davis House, Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P1299. Mattie E. Petty, Laura

Covington, Lee Andrew Covington, Ronnie E. Covington, Keith, Covington, Kenny Covington, Harold W. Covington, Fantina L. Bumpas-Carter and Toney Covington being all the devisees under the Last Will and Testament of Katherine Louise Davis House, deceased.

Being the same property conveyed to Ronald Eugene Covington by Quitclaim Deed from Katherine Davis of record in Instrument Number 20110516-0037218, Register's Office for Davidson County, Tennessee, dated May 12, 2011, recorded on May 16, 2011.

Being the same property conveyed to Katherine Davis by Quitclaim Deed from Salem A.M.E. Church, Trustee of record in Instrument Number 20080404-0034272, Register's Office for Davidson County, Tennessee, dated March 12, 2008, recorded on April 4, 2008.

Being the same property conveyed to James L. Wilson and Randy Lockett, Trustees of and for Salem A.M.E. Church by Quitclaim Deed from Robert C.H. Mathews, Jr., record in Book 11301, Page 858, dated January 15, 1999, recorded January 19, 1999, rerecorded in Book 11408, Page 663, dated March 22, 1999, recorded March 31, 1999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C.H. Mathews, Jr., by Quitclaim Deed from Thomas C. Scott, Trustee record in Book 11256, Page 869, recorded December 17, 1998, rerecorded in Book 11401,Page 30, dated March 3, 1999, recorded March 26, 1999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas C. Scott, Trustee by Quitclaim Deed from R.C. Mathews, Contractor, Inc., of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee, dated June 29, 1981, recorded June 30, 1981.

Being the same property conveyed to R.C. Mathews, Contractor, Inc., a Tennessee Corporation by Installment Deed from Sara K. Cohen of record in Book 5076, Page 39, Register's Office for Davidson County, Tennessee, dated October 5, 1976, recorded October 7, 1976.

This is unimproved property known as 1811 3rd Ave. North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of January, 2014.

Fantina L. Bumpas-Carter, as Executrix and Devisee
under the Will of Katherine L. Davis House, Deceased

As Devisees under the Will of Katherine L. Davis House, Deceased:

Toney Covington

Harold Covington

Mattie Petty

Laura Covington

Lee Covington

Kenny Covington

Ronnie Covington

Keith Covington

The following Grantor(s) are conveying an interest(s) in his/her/their individual capacity(s):

Lee Covington AKA Lee Andrew Covington

Kenny Covington AKA Kenneth Covington

Ronald Eugene Covington AKA Ronnie Covington

Keith Covington

Harold Covington AKA Harold W. Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fantina L. Bumpas-Carter, as *Executrix and Devisee under the Will of Katherine L. Davis House, Deceased*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument as Executrix and Devisee of said Will for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toney Covington, Harold Covington, Mattie Petty, Laura Covington, Lee Covington, Kenny Covington, Ronnie Covington and Keith Covington, as *Devisee(s) under the Will of Katherine L. Davis House, Deceased*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument as Devisee(s) of said Will for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lee Covington AKA Lee Andrew Covington, Kenny Covington AKA Kenneth Covington, Ronald Eugene Covington AKA Ronnie Covington, Keith Covington and Harold Covington AKA Harold W. Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

George Thomas Petty, spouse of Mattie Petty, JBM

Janice Covington, spouse of Harold Covington, **Debrah Covington**, spouse of Keith Covington, **Brenda Covington**, spouse of Kenny Covington, **Doris Covington**, spouse of Ronnie Covington and **Larita Covington**, spouse of Toney Covington join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he/she/they might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Janice Covington

Debrah Covington

Brenda Covington
Brenda Covington

Doris Covington
Doris Covington

George Thomas Petty
George Thomas Petty

Janice Covington
Janice Covington

Lorita ~~Larita~~ Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice Covington, Debrah Covington, Brenda Covington, Doris Covington and ~~Larita~~ Lorita Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. (JBM)

and George Thomas Petty (JBM)

Witness my hand and seal this 17th day of January, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY