BILL GARRETT, Davidson County
Trans: T20140005366 DEEDWARR
Recvd: 01/23/14 14:13 3 pgs
Fees: 18.00 Taxes: 444.00

20140123-0006544

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 $120,000.00. 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		82-5-2
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, **FANTINA L. BUMPAS-CARTER, UNMARRIED, TONEY COVINGTON, MARRIED, HAROLD COVINGTON, MARRIED, MP MATTIE PETTY, UNMARRIED, 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. 7 on the Plan of Lot Nos. 46 and 47 of D.T. McGavock's First Addition to Nashville, Tennessee, of record in Plat Book 2, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the westerly side of 3rd Avenue, North, formerly College Street, and extends back between parallel lines 195 feet 9 inches to an alley in the rear.

Being the same property conveyed to Willie Z. Davis and wife, Katherine L. Davis by Deed from Thomas C. Jones and wife, Kathleen H. Jones of record in Book 4041, page 642, Register's Office for Davidson County, Tennessee, dated July 16, 1966 and recorded on July 29, 1966. Willie Z. Davis is deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1813 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

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

and George Thomas Petty, spouse of Mattie Perry (SBM)

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 Lorita LC ~~**Larita**~~ **Covington**, spouse of Toney Covington, joins 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
Debrah Covington

Brenda Covington
Brenda Covington

Doris Covington
Doris Covington

Lorita ~~**Larita**~~ **Covington**

George Thomas Petty
George Thomas Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared and George Thomas Petty (SBM) 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 (SBM) 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.

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