BILL GARRETT, Davidson County
Trans:T20140045854 DEEDWARR
Recvd: 06/27/14 11:16 2 pgs
Fees:13.00 Taxes:1535.50
20140627-0056462

State of ~~Tennessee~~ Indiana
County of ~~DAVIDSON~~ Hamilton

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2014.

Notary Public

My commission expires: 7/7/19
(AFFIX SEAL)

RAMSARAN SINGH
Notary Public - Seal
State of Indiana
My Commission Expires July 7, 2019

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victoria S. Cover	**Farmington Mortgage, a Division of CapStar Bank**	**118-05-0-158.00**
942 Battlefield Dr.	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37204	**Nashville, TN 37215**	

FOR AND IN 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,

Kirk Wilson Duggan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria S. Cover, an unmarried woman and Jerry L. Cover, a married man, as tenants in common with right of survivorship

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 Lot(s) 2, Block "A" as shown on the map entitled Battlefield Estates, Section 2, of record in Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Less and except that portion taken by the State of Tennessee by Judgement of record in Book 5008, page 904, said Register's Office.

Being the same property conveyed to KIRK WILSON DUGGAN, UNMARRIED, by deed from MICAH D. WHITE AND JOSHUA D. WHITE, of record as Instrument No. 20070409-0041742, dated March 23, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **942 Battlefield Dr., Nashville, TN 37204**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 25th day of June, 2014.

Kirk Wilson Duggan

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~Williamson~~ Hamilton)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kirk Wilson Duggan, unmarried,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **June, 2014.**

Notary Public

My Commission Expires: 7/7/19

RAMSARAN SINGH
Notary Public - Seal
State of Indiana
My Commission Expires July 7, 2019