WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047160 DEEDWARR
Recvd: 07/02/14 10:43 2 pgs
Fees:13.00 Taxes:201.65
20140702-0058157

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Davenport	Pinnacle Bank	59-09-0/106.00
(NAME)	(NAME)	
4018 Boyd Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37201	
(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, **Covenant I, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. Davenport and wife, Jessica E. Davenport**, 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:

Lot 157, Section III, Plan of Hayes Estates, as shown on Plat of record in Book 4175, page 80, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Said Lot No. 157 fronts 82.7 feet on the Easterly side of Boyd Drive and runs back between lines, 149.86 feet on the Northerly line and 154.24 feet on the Southerly line to a line at the rear on which it measures 69.10 feet.

Being the same property conveyed to Covenant 1, LLC by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated April 1, 2011 and filed for record April 8, 2011 as Instrument No. 20110408-0027258 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4175, page 80, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions.

2014 and all subsequent years taxes are a lien not yet due and payable. Map and Parcel 59-09-0/106.00

unimproved ☐

This is improved ☒ property, known as 4018 Boyd Drive, Nashville, TN 37218
(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.

Witness our hands this 30th day of June, 2014.

Covenant I, LLC

By: Richard L. Escue, manager-member

Richard S. Escue

Covenant I, LLC

By:K. Ann James, manager-member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared K Ann James and Richard L. Escue, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the manager- members of Covenant I, LLC the within named bargainer, a Limited Liability Company and that he/ she as such manager-members being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as suchmanager-members.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public



