Davidson County	DEEDWARR
Recvd: 01/28/15 07:22	2 pgs
Fees:13.00 Taxes:197.95	
20150128-0007841	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

MAI-150012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Taylor Made Contracting, LLC	Taylor Made Contracting, LLC	081-03-0-172.00
(NAME) 1313 N. 6th Street	(NAME) Same New Owner	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Fifty-Three Thousand Five Hundred And No/100 Dollars ($53,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tina E Covington**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Made Contracting, LLC**, 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, and being the south 60-feet of the north 207-feet of Lot No. 6 on the map of a subdivision of Block 33 of the Buena Vista Plan of Lots as of record at Book 57, page 26, Register's Office for said County, and described as follows:
Said part of said lot fronts 60-feet on the east side of 14th Avenue North and extends back between parallel lines, parallel to and 147 feet south of Adams Street, 181-feet to a dead line in the rear.

Being the same property conveyed to Tina E. Covington by Warranty Deed from Margaret Hudson, an unmarried person, dated February 14, 1997 and recorded February 21, 1997 in Book 10355, Page 390, in the Register's Office for Davidson County, Tennessee.

Tina E. Covington owned this property prior to being married to Larry Hall and this is not, nor has it ever been the marital residence of Tina E. Covington or Larry Hall and is therefore not subject to any claim of marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☒

This is improved ☐ property, known as 2208 14th Ave N, 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 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, has 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 21st day of January, 2015

Tina E. Covington

Tina E Covington

STATE OF Tennessee

COUNTY OF Davidson

I, Katrina Lewis, a Notary Public for the County and State listed above, do hereby certify that Tina E Covington personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of January, 2015.

Notary Public

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

My Commission Expires:

(SEAL)

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018