Davidson County	DEEDWARR
Recvd: 04/29/15 13:34	2 pgs
Fees:13.00 Taxes:1109.63	
20150429-0038362	

151020

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57371
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kirren L. Covey Cody M. Covey 338 Battle Road Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 1830006600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gail Claiborne, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kirren L. Covey and Cody M. Covey, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 12 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin dated April 15, 1976, not of record.

Said tract is bound in the general on the North by Burkitt's Tract No. 11, on the East by Battle Road, on the West by Burkitt's Tract NO. 4, on the South by Burkitt's Tract No. 13.

Commencing at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road, with the two following calls, N 34 degrees 35' W 667 feet, and N 6 degrees 45' E 85 feet to the point of beginning; thence with a new staked line N 84 degrees W 1122 feet to an iron pin; thence N 6 degrees 45' E 199.4 feet to an iron pin; thence with a new staked line S 84 degrees E 1122 feet to an iron pin in the west margin of Battle Road; thence with the west margin of said Road S 6 degrees 45' W 200 feet to the point of beginning, containing 5.12 acres, more or less.

Being the same property conveyed to Ben W. Claiborne and wife, Linda S. Claiborne, by Installment Deed from Louise Burkitt, A. J. Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt, dated May 25, 2976 and recorded on June 8, 1976, of record in Book 5032, page 661, Register's Office for Davidson County, Tennessee. The said Ben W. Claiborne and Linda S. Claiborne are deceased, with Linda S. Claiborne predeceasing Ben W. Claiborne. The Last Will and Testament of Ben W. Claiborne of record in Docket No. 12P-961 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division devised subject property to Gail Claiborne. By Affidavit of Inheritance of record in Inst. No. 20120725-0065530, said Register's Office, subject property was vested in Gail Claiborne. Marian Gail Claiborne and Gail Claiborne are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to taxes for 2015 and subsequent years.

This is improved property, known as 338 Battle Road, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2015.

Gail Claiborne

Gail Claiborne

State of Tennessee

County of Davidson

On this 24th day of April, 2015, before me the undersigned authority, personally appeared Gail Claiborne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2015.

Notary

My Commission Expires: 4/24/18

Chris A. Fuentes State of Tennessee Notary Public Williamson County

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