26B

BILL GARRETT, Davidson County
Trans:T20150060842 DEEDWARR
Recvd: 07/24/15 13:38 3 pgs
Fees:18.00 Taxes:629.00
20150724-0072926

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #15077

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Greg Mabey 2826 Erica Place Nashville, TN 37204	New Owner	11811011300
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Delrio Family, LP, a Tennessee limited partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Greg Mabey, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, Block "G" on the Map of Berry Hill Gardens, as of record in Book 1130, page36, Register's Office for said county. Said Lot No. 3 fronts 65 feet on the easterly side of Erica Place and runs back between lines, 124.8 feet on the northerly line and 125 feet on the southerly line, to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Delrio Family Limited Partnership by Quitclaim Deed from Lucy Jeanne Covington of record in Instrument Number 20020322-0035639, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the Map of Berry Hill Gardens, as recorded in Book 1130, Page 36, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 1492, page 672, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 2826 Erica Place, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2015.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of July, 2015.

Delrio Family, LP

Lucy J. Covington Revocable Living Trust, General Partners

By: Lucy Covington Grantor
Lucy J. Covington, Grantor

Lucy J. Corp, Limited Partners

By: Lucy Covington President
Lucy J. Covington, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lucy J. Covington with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Grantor of Lucy S. Covington Revocable Trust, and that she as such Grantor executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Grantor.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of July, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lucy J. Covington with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Lucy S Cov, and that she as such Lucy S Cov executed the foregoing instrument for the purposes therein contained, by signing the name of the Lucy S Cov by herself as President.

WITNESS my hand and official seal at Nashville, Tennessee this day of July, 2015.

Notary Public

My Commission Expires: 1-6-19