Warranty Deed

BILL GARRETT, Davidson County Trans:T20150073499 DEEDWARR Recvd: 08/31/15 08:27 2 pgs Fees:13.00 Taxes:1180.30 20150831-0087697	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,000.00. Affiant Subscribed and sworn to before me, this the 27th day of August, 2015. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sara Heyburn	RENASANT BANK 2100 Alt 19 North Palm Harbor, FL 34683	
1813A 3rd Avenue North		082-05-0M-001.00-CO
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN AMBROSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA HEYBURN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140708-0060127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Willie Z. Davis and wife, Katherine L. Davis, by Warranty Deed from Thomas C. Jones and wife, Kathleen H. Jones of record in Book 4041, page 642, Register's Office for Davidson County, Tennessee, dated July 16, 1966 and recorded on July 29, 1966. Willie Z. Davis died September 23, 1991.

Katherine Louise Davis House died (unmarried) on July 1, 2012, her estate being administered through Davidson County Probate Court, Docket No. 12P-1299. Her Last Will and Testament having devised the property to Mattie Petty, Lee Covington, Ronnie Covington, Keith Covington, Kenny Covington, Harold Covington, Laura Covington, Fantina L. Bumpas-Carter and Toney Covington.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty deed from Fantina L. Bumpas-Carter, unmarried, Toney Covington, married, Harold Covington, married, Mattie Petty, married, Laura Covington, unmarried, Lee Covington, unmarried, Kenny Covington, married, Ronnie Covington, married, and Keith Covington, married as devisees under the will of Katherine L. Davis House, deceased of record in Instrument No. 20140123-0006544 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 23, 2014.

Being a portion of the same property conveyed to John Ambrose, unmarried by Warranty deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140730-0068033 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1813A 3rd Avenue North, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2015.

John Ambrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2015.

Notary Public

My Commission Expires: 7-2-18

