BILL GARRETT, Davidson County
Trans:T20150094215 DEEDWARR
Recvd: 11/04/15 15:15 2 pgs
Fees:13.00 Taxes:1183.63
20151104-0112577

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of November, 2015. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

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:
Phoebe Clark Heldman	NEW OWNER	
1811A 3rd Avenue North		082-05-0N-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 **PHOEBE CLARK HELDMAN**, 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 No. 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 1811 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140708-0060136, 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 Katherine Davis, Keith Covington, Kenneth Covington, Lee Covington, Ronald Eugene Covington and Harold Covington by Quitclaim deed from Ronald Eugene Covington of record in Instrument No. 20120126-0007319 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on January 26, 2012.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Keith Covington, married, Kenny Covington AKA Kenneth Covington, married, Lee Covington, AKA Lee Andrew Covington, unmarried, Ronald Eugene Covington AKA Ronnie E. Covington, married and Harold Covington AKA Harold W. Covington, married as individuals and 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. 20140123-0006512 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. 20140730-0068039 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 1811A 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 2nd day of November, 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 2nd day of November, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018