WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102297 DEEDWARR
Recvd: 12/03/15 10:28 2 pgs
Fees:13.00 Taxes:610.50
20151203-0121867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Building Group, LLC	New Owner	
(NAME)	(NAME)	072-11-0 178.01
112 Legends Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JERRY COVINGTON AND WIFE, PRINCESS Y. JENKINS, AND ALMEATRICEE WILLIAMS-COX, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE BUILDING GROUP, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot 25, MONTGOMERY HEIGHTS, as shown on plat of record in Plat Book 332, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gregg Poole, married person to Almeatricee J. Williams and Princess Jenkins, as recorded on the 19th day of October, 2001 in Instrument No. 20011019-0114440, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Princess Jenkins, married and Almeatricee J. Williams n/k/a Almeatricee Williams-Cox, married to Jerry Covington and wife, Princess Y. Jenkins and Almeatricee Williams-Cox, married, as recorded on the 2nd day of December, 2005 in Instrument No. 20051202-0145126, in the Register's Office of Davidson County, Tennessee.

This was not the principal place of residence for Almeatricee Williams-Cox.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 332, Page 47, said Register's Office; and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4215, Page 103, said Register's Office.

unimproved
This is improved x property, known as 1411 Monetta Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1st day of December, 2015.

JERRY COVINGTON

PRINCESS Y. JENKINS

ALMEATRICEE WILLIAMS-COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Covington and Princess Y. Jenkins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2015.

Commission expires: 11-5-18

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Almeatricee Williams-Cox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2015.

Commission expires: 11-5-18

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY