WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013584 DEEDWARR
Recvd: 02/18/16 14:36 2 pgs
Fees:13.00 Taxes:351.50
20160218-0015583

Y-VRES-16-1736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saba's Ventures, LLC	NEW OWNER	
(NAME)	(NAME)	**081-11-0-484.00**
7035 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EDGAR COVINGTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SABA'S VENTURES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a lot on the east side of Arthur Avenue and being a portion of Lot No. 295 on the Plan of McGavock, Wetmore and Other 1st Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee.

Said lot is on the east side of Arthur Avenue and begins at a point approximately 122 1/2 feet from the intersection of Arthur Avenue and Buchanan Street, said point being the southwest corner of a lot heretofore deeded by C. Wade Wilkes and wife, J.C. Johnson and wife, and extends in a southerly direction along the east side of Arthur Avenue approximately 63 feet to a point which is the beginning of Price property; thence in an easterly direction along the Price property line a distance of approximately 54 feet to a point which is the southwest corner of Farmer; thence in a northerly direction along the line of Farmer a distance of approximately 30 feet and two inches to a point which is the southeast corner of a lot heretofore deeded by C. Wade Wilkes and wife, to Floyd Thomas Martin and wife; thence in a westerly direction a distance of 89 9/10 feet along the south lines of the Martin and Johnson Property, to the point of beginning.

Being the same property conveyed to Edgar Covington by Warranty deed from William H. Nichols, Trustee of the William H. Nichols Revocable Living Trust Agreement U/A/D July 9, 2001 of record in Instrument No. 20020910-0109402 Register's Office for Davidson County, Tennessee, dated September 6, 2002 and recorded on September 10, 2002.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1736 Arthur Avenue , Nashville, Tennessee 37208-2139**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2016.

Edgar Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212