WARRANTY DEED

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nancye Denise Sovine	New Owner	Parcel ID:
411 Coventry Drive		14702014800
Nashville, TN 37211		

FOR AND IN 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

Michael T. Corwin and wife, Kimberly B. Corwin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nancye Denise Sovine , a single woman

hereinafter called the GRANTEES, 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 Lot Number 28 on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

According to the plan of record in Book 2331, Page 32, said Lot Number 28 fronts 138 feet on the south side of Coventry Drive and runs back between lines; 289.4 feet on the west line and 288 feet on the east line, to a dead line on which it measures 138 feet.

BEING the same property conveyed to Michael T. Corwin and Kimberly B. Corwin by deed from Shari L. Sweet Audretch and Cliff Audretch, III, of record in Instrument 20041012-0122853, dated October 11, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2435, Page 360, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 32, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 411 Coventry Drive, Nashville, TN 37211

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.

Witness our hands this 12th day of August, 2016.

Michael T. Corwin

Kimberly B. Corwin

BILL GARRETT, Davidson County
Trans:T20160072864 DEEDWARR
Recvd: 08/22/16 09:01 2 pgs
Fees:13.00 Taxes:1350.50
20160822-0087289

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 Michael T. Corwin and Kimberly B. Corwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2016.

My Commission Expires: 4/5/20

Notary Public

