RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170287

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/17 15:57 3 pgs
Fees:18.00 Taxes:1635.40
20170221-0017562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017

NOTARY PUBLIC

My commission expires: 1/10/19

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Covert and Mary Beth Covert 834 Battle Road Nolensvillle, TN 37135	Farmington Mortgage 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	187 00 0 093.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Two Thousand and 00/100 Dollars ($442,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAURA A. FILINGO, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY COVERT AND MARY BETH COVERT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Located in the 5th Civil District of Davidson County, Tennessee, bounded on the north by Tract 3 of this survey, on the east by property of Andy Burkitt (Tax Map 187 Parcel 21), on the south by the center line of Battle Road, and on the west by Tract #2 of this survey.

Beginning at a nail in the center line of Battle Road being the SW corner of property of Andy Burkitt and the SE corner of this tract; thence with the center line of Battle Road, N 88 deg. 13' 30" W 293.63 feet to a nail being the SW corner of this tract; thence leaving road with the easterly line of Tract #2 of this survey, N 3 deg. 00' E 405.76 feet to a pin and N 14 deg. 38' 50" E 326.0 feet to a pin being the NW corner of this tract; thence with the southerly lines of Tract #3 of this survey, N 55 deg. 44' 53" E 225.0 feet to a pin and S 83 deg. 08' E 50.0 feet to a pin in fence line being the NE corner of this tract; thence with the westerly line of Andy Burkitt (fenced), S 3 deg. 04' W 210.0 feet to a pin in the fence line and S 3 deg. 04' W 641.6 feet to the beginning, containing 5.06 acres, more or less, according to survey of Robert E. Francis, dated August 27, 1985.

Included in and lying along the entire westerly and northerly lines of this tract is a 25 ft. wide easement for ingress and egress for a private road, and the laying and maintenance

of a water line.

Being the same property conveyed to Laura A. Filingo, by Quitclaim Deed from Faust Filingo, dated 9/7/2013, recorded 9/26/2013, of record in Instrument #20130926-0101215, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Faust Filingo and wife, Laura A. Filingo by Warranty Deed from Wayne D. Bishop and wife, Shirlee L. Bishop, dated 11/15/1995 of record in Book 9865, page 482, said Register's Office.

The address of the herein described property is believed to be 834 Battle Road, Nolensvillle, TN 37135, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of February, 2017.

Laura A. Filingo
LAURA A. FILINGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Laura A. Filingo, 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 seal, this the 17th day of February, 2017.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R. Steelman
Printed Notary Name

My commission expires: 1/10/18

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

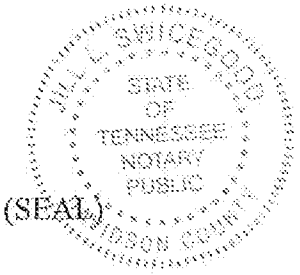
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018