RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$129,900.00**

Affiant

Subscribed and sworn to before me, this the 27 day of March, 2017

Notary Public

My commission expires: 8-11-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JASON C. COVINGTON AND AMANDA K. COVINGTON	**NEW OWNER**	**142-10-0C-004.00 CO**
7207 Sheffield Square	~~7207 Sheffield Square~~ 2704 N Highlands Dr	
Nashville, TN 37221	Nashville, TN 37221	

BILL GARRETT, Davidson County
Trans:T20170026969 DEEDWARR
Recvd: 03/30/17 14:29 2 pgs
Fees:13.00 Taxes:480.63
20170330-0031191

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRANDI CAMERON AND BRIAN CHAPMAN, HEIRS AT LAW OF PAULINE F. TRACY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JASON C. COVINGTON AND WIFE, AMANDA K. COVINGTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 7207, together with the appurtenant interest in the common elements of Sheffield, on the Plan of Sheffield Square Condominiums, Second Revision, a horizontal property regime established by Master Deed of record in Book 7142, page 73, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed and being located upon No. 13 on Plan of Sheffield Square, Second Revision, of record in Book 5210, page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PAULINE F. TRACY, by deed from BRENDA E. SHEPHERD, of record in Instrument No. 20060803-0094424, dated July 28, 2006, said Register's Office. The said Pauline F. Tracy having since died intestate on or about October 14, 2016 leaving BRANDI CAMERON AND BRIAN CHAPMAN THE ONLY HEIRS AT LAW OF PAULINE F. TRACY. For further reference see Affidavit of Heirship of record in Instrument No. 20170330-0031189 + 20170330-0031190 said Register's Office. A copy of the TennCare release is attached hereto.

BRANDI CAMERON AND BRIAN CHAPMAN hereby certify, under penalty of perjury, that the property being herein conveyed has never been their primary residence, nor that of their spouse(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES, INCLUDING THE FOLLOWING:

1. Matters shown on the Plan of record in Book 5210, page 199, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 5503, page 630, said Register's Office.

3. Master Deed of record in Book 7142, page 73 and amended in Book 7160, page 232, said Register's Office.

This is improved property known as 7207 Sheffield Square, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 27th day of March, 2017.

Brandi T Cameron

BRANDI CAMERON

BRIAN CHAPMAN

State of Tennessee
County of Davidson

On this 27th day of March, 2017, before me personally appeared **BRANDI CAMERON AND BRIAN CHAPMAN, HEIRS AT LAW OF PAULINE F. TRACY,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY