WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036780 DEEDWARR
Recvd: 05/02/17 09:14 2 pgs
Fees:13.00 Taxes:823.25
20170502-0042849

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS
$222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES :

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY :
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Kathleen Allbritten and Stephen Allbritten	new owner	
(NAME)	(NAME)	075-04-0-139.00
521 St. Paul St		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-EIGHT THOUSAND DOLLARS ($228,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren E Covey and husband, Aaron K. Covey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen M. Allbritten and Stephen C. Allbritten, wife and husband

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 No. 350 on the plan of Section Six, Tulip Grove, of record in Book 4460, page 19, Register's Office for said County. Said Lot No. 350 fronts 93.79 feet on the Easterly margin of St. Paul Drive and extends back 148.90 feet on the Southerly line and 147.29 feet on the Northerly line to a dead line in the rear, measuring 92.06 feet thereon.
Being the same property conveyed to Lauren E. Covey and husband, Aaron K. Covey by deed from William Joseph Wilson and wife, Beth Wilson, of record in Instrument No.20070717-0084993, dated June 25, 2007, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **521 St. Paul St, Hermitage, TN 37076**
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 4460, PAGE 19, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness our hands this **28th day of April, 2017.**

Lauren E Covey

Aaron K. Covey

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Lauren E Covey and Aaron K. Covey** the within named Sellers 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 at office on **28th day of April, 2017.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY