Davidson County DEEDWARR Recvd: 05/18/17 08:20 2 pgs Fees:13.00 Taxes:1195.10 **20170518-0049152**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00 LeeAnn Malone Affiant Subscribed and sworn to before me, this 15th DAY OF May, 2017. Notary Public MY COMMISSION EXPIRES: 11-5-2018 (AFFIX SEAL)

WARRANTY DEED

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE

KPG17-0705

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Teeple	Robert H. Braswell	
705 Joyce Lane	(NAME) 168 Charleston Park	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37205	061-02-0-094.00
(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, we PAUL COVILI AND KYLEE COVILI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINA TEEPLE, MARRIED, 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 Lot No. 18 on the Plan of Section Five, Gra-Mar Acres, of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Covili and Kylee Covili, husband and wife by Warranty Deed from Anita J. Cranford, unmarried and Sandra K. Smith, unmarried, as equal tenants in common, of record in Instrument No. 20100430-0033026, Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 30, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2330, Page 19, Book 2345, Page 519, Book 2488, Page 343, Book 4129, Page 927, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 705 Joyce Lane , Nashville, Tennessee 37216
(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 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 15th day of May, 2017.

Paul Covili

Paul Covili

Kylee Covili

Kylee Covili

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2017, before me personally appeared Paul Covili and Kylee Covili, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.