PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 551 DEEDWARR
09/13/2017 12:06:41 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20170913-0093583

W & I Ref: (DM) Title No.: 59173
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allison M. Smith 6952 Highway 70 South, #131 Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 143010C03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gena Miller Covington, married**,* hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison M. Smith, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*fka Gena Miller, a single woman

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 131 of West Port Landing Condominiums, First Revision, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Inst. No. 20040310-0027295, Register's Office for said County, to which source reference is hereby made for more completed details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gena Miller, a single woman, by Warranty Deed from Corinthian Custom Homes, Inc., dated July 28, 2004 and recorded on July 30, 2004, of record in Inst. NO. 20040730-0091562, Register's Office for Davidson County, Tennessee. Gena Miller and Gena Miller Covington are one and the same person.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20040310-0027295, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed and By-Laws of record in Inst. No. 200310310160421, and Inst. No. 200412010143197, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

Michael Covington, spouse of Gena Miller Covington, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

This is improved property, known as 6952 Highway 70 South, # 131, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2017.

Gena Miller Covington **Michael Covington**

State of Tennessee

County of Davidson

On this 8th day of September, 2017, before me the undersigned authority, personally appeared Gena Miller Covington and Michael Covington, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2017.

Notary

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County