WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer M. Renderos	First Community Mortgage, Inc.	Parcel ID:
5000 Oakwood Forest Dr.	262 Robert Rose Dr., Ste. 101	14902003700
Antioch, TN 37013	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, 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. Covington, Successor Trustee of the Covington Family Revocable Living Trust dated September 19, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees and Amended November 12, 2015

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jennifer M. Renderos and husband, Milton R. Machuca Torres
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. 30, on the Plan of Oakwood Subdivision, Phase One, a Planned Unit Development, according to plat of record in Plat Book 6900, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Covington Family Revocable Living Trust, dated September 19, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees, by Quitclaim Deed from Everett S. Covington and Martha A. Covington of record in Instrument 20071206-0141450, said Register's Office, dated November 7, 2007. See also prior deed of record in Instrument 20020911-0110586, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478 amended in Book 8038, Page 838; Book 8191, Page 323; Book 8191, Page 324; Book 8313, page 17; Book 8323, Page 410; Book 9237, Page 1; Book 9781, Page 987; Book 10650, Page 785; and Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5000 Oakwood Forest Dr., Antioch, TN 37013

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.

Bill Garrett Davidson County
Batch# 6259 **DEEDWARR**
10/02/2017 09:37:44 AM 2 pgs
Fees: $13.00 Taxes: $719.65

20171002-0100294

Witness my hand this 29th day of September, 2017.

Covington Family Revocable Living Trust
dated September 19, 2007, Everett S.
Covington and Martha A. Covington,
Trustors and/or Trustees and amended
November 12, 2015
BY:

Successor Trustee

Lauren E. Covington, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren E. Covington, Successor Trustee of Covington Family Revocable Living Trust dated September 19, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees and amended November 12, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Successor Trustee of Covington Family Revocable Living Trust dated September 19, 2007, Everett S. Covington and Martha A. Covington, Trustors and/or Trustees and amended November 12, 2015, and as such Successor Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.