P17-8854-BW

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8854-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00. Ann Marie Angel Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 2017 Notary Public MY COMMISSION EXPIRES: 7/26/21 (AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Spann	NEW OWNER	
7207 Sheffield Square	7207 Sheffield Square	142-10-0-C-004.00CO
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jason C. Covington and wife, Amanda K. Covington**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David J. Spann and wife, Peggy D. Spann**

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 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 Lot No. 13 on Plan of Sheffield Square, Second Revision, of record in Plat Book 5210, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pauline F. Tracy by Warranty Deed from Brenda E. Shepherd, of record in Instrument No. 20060803-0094424, Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 03, 2006. The said Pauline F. Tracy having since died intestate on or about October 15, 2016, leaving her two children, Brandi Cameron and Brian Chapman, as her only heirs at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20170330-0031189 and Instrument No. 20170330-0031190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason C. Covington and wife, Amanda K. Covington by Warranty Deed from Brandi Cameron and Brian Chapman, Heirs at Law of Pauline F. Tracy, of record in Instrument No. 20170330-0031191, Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Bill Garrett Davidson County
Batch# 32762 DEEDWARR
12/04/2017 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20171204-0123460

This is () UNIMPROVED

(X) 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 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.

Witness our hands this the 30 day of November, 2017.

Jason C. Covington

Amanda K. Covington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason C. Covington** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of November, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda K. Covington** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of November, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

