Prepared By & Return To:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055
17-0487D

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

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

Notary Public
Commission Expires: 6/24/2018

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 33368 DEEDWARR
12/05/2017 12:44:09 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20171205-0124007

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Hittesdorf 1032 Mitchell Rd Nashville, TN 37206	Wells Fargo Bank 101 North Phillips Avenue Sioux Falls, SD 57104	083-08-0-023.00

WARRANTY DEED

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, I/WE,

Gregory C. Covington and wife, Michelle N. Covington

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Hittesdorf, a single person

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. 36 on the Plan of Rosewood Heights, Section II of record in Plat Book 2133, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 151 feet on the Southeasterly side of Mitchell Road and runs back between lines 143.3 feet on the Easterly line and 180.1 feet on the Southwesterly line, to a dead line in the rear on which it measures 52 feet.

Being the same property conveyed to Gregory C. Covington and wife, Michelle N. Covington by Warranty Deed from Dale C. Wilhite, Teresa D. Wilhite, Phyllis Rebecca Wilhite Cornelius and Nikki Deanne West Lamberth, as devisees under the Last Will and Testament of Helen R. Wilhite of record in Instrument No. 20120905-0079973 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 05, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1032 Mitchell Rd, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of November, 2017.

Gregory C. Covington

Michelle N. Covington

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory C. Covington and wife, Michelle N. Covington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

(Notary Seal)