Bill Garrett Davidson County
Batch# 77561 DEEDWARR
04/09/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180409-0033463

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Brenda A. Covington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/23/2021

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brenda Covington and Shawanda Dodson-Crawford	SEND TAX BILLS TO: Owners at property address	MAP-PARCEL NUMBERS
(NAME) 3028 Ewingdale Drive	(NAME)	059040A01000 CO
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **Carmond E. McNeil and wife, Ester R. McNeil**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda A. Covington, a married woman, and Shawanda Dodson-Crawford, a married woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 43 on the plan of Brookview Subdivison, Phase 1, of record in Instrument No. 20050209-0015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

FOR INFORMATION PURPOSES ONLY: 3028 Ewingdale Drive, Nashville, TN 37207

Being the same property conveyed to Carmond E. McNeil and Ester R. McNeil by virtue of that certain Warranty Deed dated August 31, 2005, and being of record at Instrument No. 20050902-0105650 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. These include but may not be limited to those Restrictions of record in Instrument Numbers 20050207-0013977, 20050311-0027337, 20060512-0055855, and Instrument Number 20060512-0055856 and Storm Water Detention Agreement of record in Instrument Number 20050208-0014672 and Quit Claim Deed to Homeowners Association of record in Instrument Number 20060512-0055853, 20060512-0055854 and Instrument Number 20090204-0009585.

unimproved _
This is improved x property, known as 3028 Ewingdale Dr. Nashville, TN 37207
(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 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 my hand this 9th day of April, 2018.

Carmond E. McNeil by Ester R. McNeil

Carmond E. McNeil, by Ester R. McNeil, Attorney in Fact Attorney in fact

Ester R McNeil

Ester R. McNeil

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ester R. McNeil,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of April, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ester R. McNeil,** to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Carmond E. McNeil, and** who acknowledge that she executed the same as the free act and deed of **Carmond E. McNeil.**

WITNESS my hand and official seal at office this 9th day of April, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

STATE OF Tennessee
COUNTY OF Davidson

Ester R. McNeil, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Carmond E. McNeil,** the principal.

Ester R McNeil

Ester R. McNeil

WITNESS my hand and official seal at office this 9th day of April, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019