SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Logan M. Linehan
4310 Old Hickory Blvd.
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 064130008OC

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **COVENANT HOME BUYERS, LLC, a Tennessee limited liability company,** has this day bargained and sold and do hereby transfer and convey unto, **LOGAN M. LINEHAN, AN UNMARRIED MAN, AND KALEB S. DOUGLAS, AN UNMARRIED MAN,** their heirs and assigns, forever, a certain tract or parcel of realty situated Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot Number 15 on the Plan of Berryville, Block 3, of record in Plat Book 421, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Covenant Home Buyers, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Janet E. Glover, unmarried, on October 5, 2017, and filed for record in Instrument No. 20171006-0102998, Register's Office for Davidson County, Tennessee.

Subject property is also known as a 4310 Old Hickory Blvd., Old Hickory TN 37138

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all

Bill Garrett Davidson County
Batch# 84585 DEEDWARR
04/25/2018 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20180425-0038987

persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 20th day of April, 2018.

COVENANT HOME BUYERS, LLC

BY: _____
Allie B. Dawsey, Member

STATE OF TENNESSEE)

:ss.

COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Allie B. Dawsey**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be a **Member** of **Covenant Home Buyers, LLC**, the within named bargainor, and that he as such **Member**, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the company by himself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL At Murfreesboro, Tennessee, this the 20 day of April, 2018.

_____
NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, this the 20th day of April, 2018.

_____
NOTARY PUBLIC

TRICIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/21/22

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer

Notary's Signature

My Commission Expires: 2/21/22

Notary Seal:

