WARRANTY DEED

Bill Garrett Davidson County
Batch# 90089 DEEDWARR
05/08/2018 11:19:21 AM 2 pgs
Fees: $13.00 Taxes: $919.45

20180508-0043982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of May, 2018.

TN
Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MORRIS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO(S)
Charles P. Covington, IV	Regions Bank	052 08 0 074.00
(NAME)	(NAME)	
516 Pontiac Ct	2050 Parkway Off	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars ($248,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Saturah LaGrace Gleaves, n/k/a Saturah Grace Gleaves, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles P. Covington, IV, Unmarried Man and Kim M. Covington, Wife and Charles P. Covington, III, husband, as tenants in common with right of survivorship**, 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. 137, Sequoia Valley Subdivision, Section III, as of record in Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nathaniel K. Dunn by Warranty Deed from Michael D. Culver and Latisha R. Culver, husband and wife dated December 31, 2012 and recorded January 02, 2013 as Instrument No. 20130102-0000143, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saturah LaGrace Gleaves and Sean Gleaves, wife and husband by Warranty Deed from Nathaniel K. Dunn, an unmarried individual dated May 10, 2016 and recorded May 12, 2016 as Instrument No. 20160512-0047360, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-182660SSO

Further being the same property conveyed to Saturah LaGrace Gleaves, unmarried by Quitclaim Deed from Sean Gleaves, unmarried dated March 28, 2018 and recorded March 29, 2018 as Instrument No. 20180329-0029736, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 516 Pontiac Ct, Madison, TN 37115

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, has 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 4 day of May, 2018

Saturah LaGrace Gleaves n/k/a Saturah Grace Gleaves

Saturah LaGrace Gleaves n/k/a Saturah Grace Gleaves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Saturah LaGrace Gleaves, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-182660SSO