WARRANTY DEED

Bill Garrett Davidson County
Batch# 98794 DEEDWARR
06/01/2018 09:57:44 AM 4 pgs
Fees: $23.00 Taxes: $384.10

20180601-0052186

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

O-JH-18-748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,810.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Helms, Jr.	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	
2613 Belmont Boulevard	**200 East Main Street**	**059-14-0-071.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Mcminnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VENNESSIA LOUISE HINES RODAS AND MELVIN COVINGTON AND SHIRA COVINGTON AND ANITA COVINGTON AND TREVOR COVINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HELMS, JR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of Haynes Manor, Section 1 of record in Plat Book 3600, Page 85, 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. 41 fronts 65 feet on the Northwesterly margin of Moorman's Arm road and runs back between parallel lines 135 feet to a dead line measuring 65 feet thereon.

Being the same property conveyed to Beverly M. Hobbs Trustee by Quitclaim Deed from Clarence L. Covington, a single man and Juanita S. Covington, a single woman of record in Book 8046, page 463, Register's Office for Davidson County, Tennessee, dated February 12, 1990 and recorded on February 12, 1990 and within the same deed the said Beverly M. Hobbs , Trustee conveyed his interest in the subject property to Clarence L. Covington, and Juanita S. Covington.

Clarence L. Covington died January 26, 2011 having been predeceased by Juanita Covington. He left this property to his kids, Raymond Louis Covington, Melvin Covington, Anita Annette Covington and Venessia Louise Hines in his Will probated at Docket No. 11P457 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Affidavit of Heirship recorded at Instrument No. 20130307-0022897 naming same heirs.

Raymond Lewis Covington also having since died. A small Estate Affidavit recorded at Docket No. 13P325 names heirs Shannon Moore, Trevor Covington, Shira Cummins Covington and Easha Cummins Covington.

Being the same property conveyed to Vennessia Louise Hines Rodas, Melvin Covington, Anita Covington, Shira Covington and Trevor Covington by Quitclaim deed from Eahsha Cummins of record in Instrument No. 20180321-0026477 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Vanessia Louise Hines Rodas, Melvin Covington, Anita Covington, Shira Covington and Trevor Covington by Quitclaim deed from Deshannon Moore of record in Instrument No. 20180321-0026478 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on March 21, 2018.

Said property further being subject to Order to sell of record in Case No. 17-450-11 in the Chancery Court for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2018 and thereafter, a lien not yet due and payable;

- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 3829, Page 720, and as amended in Book 3840, Page 404 and Book 3947, Page 663, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **748 Moormans Arm Rd., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MAY, 2018.

Vennessia Louise Hines Rodas by Shira Covington, attorney in fact
Vennessia Louise Hines Rodas by Shira Covington, Attorney In Fact

Melvin Covington
Melvin Covington

Shira Covington
Shira Covington

Anita Covington
Anita Covington

Trevor Covington
Trevor Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Covington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of VENNESSIA LOUISE HINES RODAS and who acknowledged she executed the same as the free act and deed of the said VENNESSIA LOUISE HINES RODAS.

Witness my hand and official seal, this the 25th of May, 2018.

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN COVINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRA COVINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA COVINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR COVINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212