This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181007

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,300.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 3/7/22

Bill Garrett Davidson County
Batch# 132238 **DEEDWARR**
08/23/2018 11:05:20 AM 2 pgs
Fees: $13.00 Taxes: $1,351.61

20180823-0083617

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2018, among:

MICHAEL M. COVINGTON AND SPOUSE, GENA M. COVINGTON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HENRY MURREY AND GILLIAN MURREY, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, 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. 102 fronts 70 feet on the Northwesterly margin of Timer Gap Drive and extends back 128.00 feet on the Northeasterly line and 125.00 feet on the Southwesterly line to a dead line in the rear, measuring 70.06 feet thereon.

Being the same property conveyed to Michael Covington and spouse, Gena Covington by Warranty deed from Shannon Fiser, married of record in Instrument No. 20070807-0094256 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 07, 2007.

Being also known as improved property: 5204 Timber Gap Drive Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or

appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael M. Covington

Gena M. Covington

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael M. Covington and Gena M. Covington, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Henry Murrey and Gillian Murrey
Address: 5204 Timber Gap Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Henry Murrey and Gillian Murrey
Address: 5204 Timber Gap Drive
City, State, Zip: Nashville, TN 37221

Tax ID: 155-16-0A-002.00-CO