Karen Y Johnson Davidson County
Batch# 143983 DEEDWARR
09/21/2018 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180921-0093943

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2018.

Notary Public
My commission expires: 10-20-19

05-1809-67364

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jonathan Covington 825 Heritage Circle Madison TN 37115	New Owner	042-07-0-A-044.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela D. Bryant, now Smotherman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Covington, single man**, hereinafter called the Grantees, their successors 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. 208, on the Plan of Revised Phase Two, Heritage Square, of record in Book 5200, Page 378, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol L. Denney, a single person by deed from Fox Ridge Homes, Inc., dated January 13, 1983, recorded January 18, 1983, of record in Book 5994, Page 447, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carol L. Denney and Angela D. Bryant by Quitclaim Deed from Carol L. Denney, dated November 24, 2008, recorded December 2, 2008, of record in Instrument No. 20081202-0116965, Register's Office for Davidson County, Tennessee. The said Carol L. Denney having since died on testate on November 14, 2009. Affidavit of Heirship was executed by Angela D. Bryant, as Administratrix of the Estate of Carol L. Denney and vested title to subject property in the name of Angela D. Bryant as the heirs at law of Carol L. Denney, of record in Instrument No. 20100111-0002414, said Register's Office. Angela D. Bryant having since married.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 825 Heritage Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of September, 2018.

Angela D. Bryant

Angela D. Bryant, now Smotherman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Angela D. Bryant, now Smotherman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-26-19

BRANDON W. LIPPMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

True Copy Certification

I, Brandon Lippman, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Janice Shepherd, a notary public for this county and state, Brandon Lippman, 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: 9-15-20

{Notary' Seal}

