Karen Y Johnson Davidson County
Batch# 152361 DEEDWARR
10/18/2018 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20181018-0103376

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Sarah Monte and Daryl Pace
1304 Donelson Ave.
Old Hickory, TN 37138

MAP & PARCEL: 04410001200

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

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, **SARAH MONTE AND DARYL PACE, both of whom are unmarried persons, as joint tenants with express right of survivorship,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 8 on the Plat of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948 in Book 1424, Page 76 in Register's Office for Davidson County, Tennessee, fronting 90 ft. on Donelson Avenue and containing 0.63 acres, more or less; Subject to and/or reserving two special utility easements; One 10 ft. wide for electricity and/or telephone and one 10 ft. wide for sewer line and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the grantor. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purposes. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Covenant Home Builders, LLC, a Tennessee limited liability company, by General Warranty Deed dated January 31, 2018, from Kelly Savage Holt n/k/a Kelly Lynn Savage, of record in Instrument No. 20180201-0010410, in the Office of the Davidson County Register.

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.

This is improved property known as 1304 Donelson Ave., Old Hickory, TN 37138

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 grantees, 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 grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 12th day of October, 2018.

Covenant Home Buyers LLC

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, on this the 12th day of October, 2018.

Eileen Smith

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 8/27/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $170,000.00 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 12th day of October, 2018.

Eileen Smith

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 8/27/22

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:

