Name and Address of New Owner:
Amanda Benson
1240 Avondale Circle
Nashville, Tn 37207

Send Tax Bills To:
Amanda Benson
1240 Avondale Circle
Nashville, Tn 37207

This Instrument Prepared By:
Andrew Mitchell
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Y Johnson Davidson County
Batch# 174516 DEEDWARR
12/14/2018 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20181214-0122064

Map & Parcel No: 060-07-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Covington and Irene Covington, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Benson, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 33, on the Plan of Hillhurst Acres, Section 6, as shown by plat of record in Plat Book 2854, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Covington and Irene Covington, husband and wife, and Robbia Covington, a single woman by Warranty Deed from Geraldine M. Atkins, a widowed woman, dated October 14, 2003, recorded in Instrument Number 20031020-0154819, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Robert Covington and Irene Covington, husband and wife, by Quitclaim Deed from Robbia Covington, dated July 19, 2009, recorded in Instrument Number 20070726-0088723, Register's Office for Davidson County, Tennessee.

Improved Property known as: 3028 Lyndale Drive, Nashville, TN 37207-2927

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

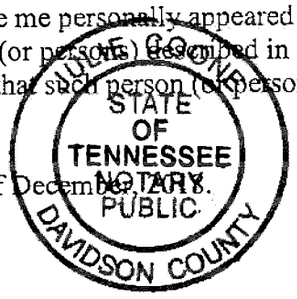
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of December, 2018.

X _____ (SEAL)
Robert Covington

Irene Covington (SEAL)
Irene Covington

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of December, 2018, before me personally appeared Robert Covington and Irene Covington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.



Witness my hand, at office, this 5th day of December, 2018.

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or 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.

Andrew Mitchell
(Affiant)

Sworn to and subscribed before me this
5th day of December, 2018.

Notary Public
My commission expires: 5-3-2021
File No. 2018-11

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY