WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of April 2019.

Notary Public

MY COMMISSION EXPIRES: 8/27/22
(AFFIX SEAL)

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Covenant Home Buyers, LLC	Covenant Home Buyers, LLC	147 06 0 212.00
(NAME)	(NAME)	
5021 Suter Drive	12028 Holland Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Bon Aqua TN 37025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 219502 DEEDWARR
04/18/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190418-0035826

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jon C. Stockard and Amy E. Stockard, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Covenant Home Buyers, LLC**, hereinafter called the Grantees, their heirs 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. 253 on the Plan of Section 5, Caldwell County Estates, as of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Charles G. Allison and wife, Gloria L. Allison from Alfred T. Shirley and wife, Shirley A. Shirley by Warranty Deed dated August 12, 1971 and recorded August 19, 1971 in Book 4530, Page 526, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Gloria L. Allison from Charles G. Allison by Quitclaim Deed dated May 19, 1992 and recorded June 1, 1992 in Book 8639, Page 528, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Jon C. Stockard and wife, Amy E. Stockard from Gloria Allison Balls, f/k/a Gloria L. Allison and husband James W. Balls, reserving a life estate for both by Quitclaim Deed dated May 12, 2009 and recorded July 13, 2009 as Instrument No. 20090713-0064806, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Gloria Allison Balls, f/k/a Gloria L. Allison, and husband James W. Balls from Jon C. Stockard and wife, Amy E. Stockard by Quitclaim Deed dated May 12, 2010 and recorded May 17, 2010 as Instrument No. 20100517-0037635, in said Register's Office for Davidson County, Tennessee.

File Number: 1904-0263

Further, being the same lands conveyed to Jon C. Stockard and Amy E. Stockard, husband and wife from Amy Stockard, Administratix for Gloria Allison-Balls by Quitclaim Deed dated March 8, 2019 and recorded March 8, 2019 as Instrument No. 20190308-0021565, in said Register's Office for Davidson County, Tennessee.

Further known as: 5021 Suter Drive, Nashville, TN 37211

Parcel Id(s): 147 06 0 212.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5021 Suter Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 17 day of April, 2019

Jon C. Stockard

Amy E. Stockard

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jon C. Stockard and Amy E. Stockard, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2019.

Notary Public

My Commission Expires: 8/27/22

(SEAL)

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

File Number: 1904-0263

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)