Karen Johnson Davidson County
Batch# 234425 DEEDWARR
05/24/2019 11:10:46 AM 2 pgs
Fees: $13.00 Taxes: $1,455.95
20190524-0049399

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $393,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2019.

Notary Public

My commission expires: 9-16-22

(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP. 5310 WEST END AVE. NASHVILLE, TN 37205

RETURN THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Crosslin LeRoy Kasey Anne Holm	Citizens Bank, N.A.	Map 114-08-0-A Parcel 014.00co
312 Williams Court	1052d Telegraph Road	
Nashville, TN 37209	Glen Allen, VA 23059-4577	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alan Hoyt Coverstone and Laura Ann Coverstone, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Crosslin LeRoy, an unmarried man, and Kasey Anne Holm, an unmarried woman, as joint tenants with right of survivorship

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. 14 on Cedar Crest Subdivision Phase 1, of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alan Hoyt Coverstone and wife, Laura Ann Coverstone, by Deed dated December 2, 1995 from Arthur W. Davis and wife, Lillian R. Davis, of record in Book 9933, Page 123, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 284, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Cedar Crest, Phase 1, of record in Book 7213, Page 973, and as amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, and Clarification of record in Instrument 20020823-0102246 Register's Office for Davidson County, Tennessee. (3) By-Laws of Cedar Crest Homeowners Association, Inc., of record in Book 8480, page 693, and Rules and Regulations of record in Instrument No. 20150902-0089033, said Register's Office. (4) Charter of Cedar Crest Homeowners Association of record in Book 8424, Page 180, said Register's Office. (5) Dedication of common areas to Cedar Crest Homeowners Association of record in Book 8440, Page 259, said Register's Office. (6) Storm Water Detention Agreement of record in Book 7127, Page 767, said Register's Office. (7) Grant of Underground Utility Easement of record in Book 8063, Page 191, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **312 Williams Court, Nashville, TN 37209**

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 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 my/our hand(s) this **21st** day of **May, 2019.**

Alan Hoyt Coverstone

Laura Ann Coverstone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alan Hoyt Coverstone and Laura Ann Coverstone,** the within named sellers, 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 at Nashville, Tennessee, this **21st** day of **May, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21