THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 253691 DEEDWARR
07/08/2019 10:43:56 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20190708-0066172

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Joni P. Covington and Brittney A. Covington 3120 Ewingwood Drive Nashville, TN 37207	-SAME AS NEW OWNER- 1407 S Callywood Ct. Clarksville, TN 37040	050-13-0-059

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffery S. Miller and Julie Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Joni P. Covington and Brittney A. Covington, joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, Being Lot 54, as shown on the map entitled Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro Reyes and wife, Deanna Reyes, by Warranty Deed from Ricky A. Raines and wife, Mindy W. Raines, of record on November 5, 2007, at Instrument No. 20071105-0129856, Davidson County Register of Deeds. Further being the same property conveyed to Jeffery S. Miller and Julie Miller, husband and wife, by Warranty Deed from Pedro Reyes and Deanna Reyes, husband and wife, of record on June 3, 2019, at Instrument No. 20190603-0052593, Davidson County Register of Deeds.

This property is commonly known as 3120 Ewingwood Drive, Nashville, TN 37207.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1 **day of July, 2019:**

Jeff Miller

Julie Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeff Miller** and **Julie Miller,** the bargainors, 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, this 1 day of July, 2019:

Notary Public

My Commission Expires: 3/1/22

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$130,000.00**:

Meagan L. Waller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1 DAY OF July, 2019:

Brittney Clark
Notary Public

My Commission Expires: 08-16-2022

BRITTNEY L. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY