Karen Johnson Davidson County
Batch# 272889 DEEDWARR
08/19/2019 08:10:00 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190819-0082489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Taylor Stewart and Abby F. Stewart husband and wife	CMG Mortgage	
	(NAME)	
1203 Littonwood Drive	3160 Crow Canyon Road Suite 400	061-08-0-091.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Raon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Robert Covington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Curtis Taylor Stewart and Abby F. Stewart husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 28 ON THE PLAN OF SECTION THREE, MCGAUGHEY HEIGHTS OF RECORD IN PLAT BOOK 1835, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. COVINGTON BY SPECIAL WARRANTY DEED FROM PRUDENTIAL RELOCATION, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF COLORADO OF RECORD IN INSTRUMENT NO. 20070117-0006961 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 04, 2006 AND RECORDED ON JANUARY 17, 2007. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $206,000.00.)
FINAL DECREE OF DIVORCE, IN THE CASE OF TERESA GALLOWAY COVINGTON V. WILLIAM ROBERT COVINGTON, CASE NO. 17D-520, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE, SAID DECREE BEING ENTERED ON THE 26TH DAY OF 2018.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROBERT COVINGTON BY QUITCLAIM DEED FROM TERESA GALLOWAY COVINGTON OF RECORD IN INSTRUMENT NO. 20180627-0061817 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEARS 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1203 Littonwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16th day of August, 2019.

WARRANTY DEED
(Continued)

William Robert Covington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Robert Covington, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072