This instrument was prepared by Joel D. Ragland, Attorney at Law, 4647 Sango Road, Clarksville, TN 37043.

MAIL TAX STATEMENTS TO:

CapStar Bank

2002 Richard Jones Road: A300

Nashville, TN 37215

OWNER AND ADDRESS:

Allison E. Oliver, et al

4425 Westlawn Drive, Unit C-102

Nashville, TN 37209

Karen Johnson Davidson County
Batch# 289951 DEEDWARR
09/23/2019 03:42:27 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20190923-0096598

BRETT CASEY COVINGTON

TO: CASH WARRANTY DEED

ALLISON E. OLIVER, et al

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **BRETT CASEY COVINGTON, an unmarried man,** as **GRANTOR** and in this deed called the **"GRANTOR"**, has this day bargained and sold and does transfer and convey unto **ALLISON E. OLIVER** unmarried **and KENTON OLIVER,** and wife, DIANNE OLIVER as **GRANTEES** and in this deed called the **"GRANTEES",** as tenants in common, and to Grantee's heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING UNIT NO. C-102 on the Plan of WESTLAWN GREEN, of record in Book 5200, Page(s) 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This is the same real estate conveyed to Grantor by Warranty Deed from Brian M. O'Hara, an unmarried individual, dated September 23, 2013 and recorded September 26, 2013, of record in Instrument No.: 20130926-0101423, in the Register's Office for Davidson County, Tennessee. The real estate is designated as Map and Parcel Number 103-08-0A-042.00-CO on the Maps of the Assessor of Property for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CR-19-C102

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEES,** as tenants in common, and to Grantee's heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plan of record, the Master Deed of record in Book 5238, Page 863, as amended in Book 5266, Page 22, the By-Laws of record in Book 5238, Page 872, as amended in Book 6748, Page 423, and the easement of record in Book 5238, Page 134, all in the Register's Office for Davidson County, Tennessee; Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 17 day of September 2019.

BRETT CASEY COVINGTON

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **BRETT CASEY COVINGTON,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 17 day of September 2019.

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$177,000.00.**

Sworn to and Subscribed to before me on this the 17 day of September 2019.

Affiant

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY