Name and Address of New Owner:
Emily Grace Pardy and Joshua Daniel Pardy
5021 Suter Drive
Nashville, TN 37211

Send Tax Bills To:
Emily Grace Pardy and Joshua Daniel Pardy
5021 Suter Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 333227 DEEDWARR
12/23/2019 10:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,168.83
20191223-0132193

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 147-06-0-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Covenant Home Buyers, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Grace Pardy and Joshua Daniel Pardy, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: 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 property conveyed to Covenant Home Buyers, LLC, by Warranty Deed from Jon C. Stockard and Amy E. Stockard, husband and wife, dated April 17, 2019 of record in Instrument No. 20190418-0035826, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for said County.
* Covenants, conditions, and restrictions as set forth in Instrument No. 20031103-0161026, Register's Office for said County.

This is improved property known as: 5021 Suter Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2019.

Covenant Home Buyers, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Allie Bennett Dawsey, IV

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Allie Bennett Dawsey, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Covenant Home Buyers, LLC, the within named bargainor, a Limited Liability Company, and that such Allie Bennett Dawsey, IV as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Murfreesboro, Tennessee, this 20th day of December, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature

Printed Name: Jim A Hyde

My commission expires: 09/19/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of December, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 09/19/2022
File No. 2019-409