BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 365638 DEEDWARR
03/02/2020 10:52:00 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200302-0022965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Tina E Covington Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF Feb, 2020.

D. DEAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina E. Covington-Hall	**SAME**	
(NAME)	(NAME)	136-10 55
380 Clearlake Drive West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM RYNE BRASHEAR, MARRIED, AND JOEL BRASHEAR AND LUANN BRASHEAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA E. COVINGTON-HALL, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 468 on the Plan of Priest Lake Park, Section VII-B, of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Ryne Brashear, unmarried, as to a 1/2 interest and Joel Brashear and Luann Brashear, husband and wife, as to a 1/2 interest, as Tenants in Common with Rights of Survivorship by Warranty Deed from Elmer M. Davis and wife, Rebecca L. Davis, dated October 14, 2016, of record in Instrument No. 20161017-0109461, Register's Office for Davidson County, Tennessee.

Lauren Brashear joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Book 5200, Page 175, said Register's Office; and Restrictive Covenants of record in Book 5456, Page 509, said Register's Office.

unimproved
This is improved x property, known as 380 Clearlake Drive West, Nashville, TN 37217
(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 hand this 27th day of February, 2020

WILLIAM RYNE BRASHEAR

LAUREN BRASHEAR

JOEL BRASHEAR

LUANN BRASHEAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ryne Brashear and Lauren Brashear and Joel Brashear and Luann Brashear, the bargainor, 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 27th day of February, 2020.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023