WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 09:43 2 pgs
Fees:13.00 Taxes:765.90

20070702-0078389

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. Aug 23, 2009 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Willie J. Guider	Willie J. Guider	00715001600
(NAME)	(NAME)	
2008 Graceland Drive	2008 Graceland Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, **JOSEPH A. COVINGTON AND WIFE, JAMIE COVINGTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIE J. GUIDER, MARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 54, on the Plan of Grizzard Manor, Section 3, of record in Plat Book 4675, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Joseph A. Covington and wife, Mary D. Covington by deed from Donald E. Lewellen and Glenda S. Lewellen of record in Book 8992, Page 676, Register's Office for Davidson County, Tennessee. Said property subsequently conveyed to Joseph A. Covington by quitclaim deed from Mary D. Covington of record in Book 9642, page 19, said Register's Office.

Jamie Covington joins herein to convey any interest she may have in described property.

This conveyance is subject to restrictions of record in Book 4755, Page 905, said Register's Office.

This conveyance is subject to easement of record in Instrument Number 20021028-0131643 in the Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2008 Graceland Drive, Goodlettsville, TN 37072

(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 June, 2007.

Joseph A. Covington

Jamie Covington

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph A. Covington and Jamie Covington the bargainor(s), 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 at White House, Tennessee this 27th day of June, 2007.

Commission expires: 8/23/09

PAMELA A. POHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
AUG. 23, 2009
COUNTY OF ROBERTSON