File No. 120806

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120066307 DEEDWARR
Recvd: 09/05/12 08:54 3 pgs
Fees: 18.00 Taxes: 399.60
20120905-0079973

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Gregory C Covington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/23/2

(AFFIX SEAL)

BOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gregory C. Covington	The Farmers Bank	083-08-0-023.00
(NAME)	(NAME)	
1032 Mitchell Road	P. O. Box 657	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Dale C. Wilhite, Teresa D. Wilhite, Phyllis Rebecca Wilhite Cornelius, and Nikki Deanne West Lamberth as devisees under the Last Will and Testament of Helen R. Wilhite**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory C. Covington and wife, Michelle N. Covington**, 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:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Rosewood Heights, Section II, as of record in Book 2133, Page 57, Register's Office for said County.

SAID Lot No. 36 fronts 151 feet on the southeasterly side of Mitchell Road and runs back between lines 143.3 feet on the easterly line and 180.1 feet on the southwesterly line, to a dead line in the rear on which it measures 52 feet.

BEING the same property conveyed to Clyde Wilhite and wife, Helen R. Wilhite by Warranty Deed from James S. Jones and Charles R. Land dated December 21, 1954 and recorded December 28, 1954 in Book 2337, Page 159, Register's Office for Davidson County, Tennessee. The said Clyde Wilhite having predeceased Helen R. Wilhite on February 8, 1993, leaving property vested solely in Helen R. Wilhite by operation of law. The said Helen R. Wilhite died testate on December 12, 2010 and pursuant to her Last Will and Testament filed January 6, 2011 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 11P26, the subject property was devised to Dale C. Wilhite, Teresa D. Wilhite, Phyllis Rebecca Wilhite Cornelius, and Nikki Deanne West Lamberth.

Phyllis Rebecca Wilhite Cornelius is one and the same person as Becky Wilhite Cornelius.

This conveyance is subject to all matters shown on plat of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1032 Mitchell Road, Nashville, TN 37206
(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.

File No. 120806

Witness our hands this 31st day of August, 2012.

By Phyllis Rebecca Wilhite Cornelius
Teresa D. Wilhite Attorney in Fact

Phyllis Rebecca Wilhite Cornelius, devisee under the Last Will and Testament of Helen R. Wilhite, by Teresa D. Wihite, Attorney in Fact, by Power of Attorney recorded immediately prior hereto as Instrument No. 20120905-0079971.

Dale C. Wilhite By
Teresa D. Wilhite (Attorney in Fact)

Dale C. Wilhite, devisee under the Last Will and Testament of Helen R. Wilhite, by Teresa D. Wilhite, Attorney in Fact, by Power of Attorney recorded immediately prior hereto as Instrument No. 20120905-0079972.

Nikki Deanne West Lamberth

Nikki Deanne West Lamberth, devisee under the Last Will and Testament of Helen R. Wilhite

Teresa D. Wilhite

Teresa D. Wilhite, devisee under the Last Will and Testament of Helen R. Wilhite

Teresa D. Wilhite Executrix

Teresa D. Wilhite, Executrix of the Estate of Helen R. Wilhite

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa D. Wilhite** with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of **Phyllis Rebecca Wilhite Cornelius** as her Attorney in Fact as the free act and deed of the within named **Phyllis Rebecca Wilhite Cornelius**.

Witness my hand and official seal this 31st day of August, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa D. Wilhite** with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of **Dale C. Wilhite** as his Attorney in Fact as the free act and deed of the within named **Dale C. Wilhite**.

Witness my hand and official seal this 31st day of August, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File No. 120806

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nikki Deanne West Lamberth**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2012.

Commission expires:
04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of August, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa D. Wilhite, Executrix of the Estate of Helen R. Wilhite**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER