BILL GARRETT, Davidson County
Trans:T20130005135 DEEDWARR
Recvd: 01/18/13 08:52 2 pgs
Fees:12.00 Taxes:0.00
20130118-0006080

SEND TAX BILLS AND
ADDRESS NEW OWNER:
Margaret Nancy Heaney
102 Creekglen Drive
Hendersonville, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
43 - 11 - 39

EXECUTOR'S DEED

I.

Recitals

1.1 MARGIE A. COVINGTON died testate on August 5, 2012, while a resident of Sumner County, Tennessee.

1.2 The undersigned are the Executors under the Last Will and Testament of MARGIE A. COVINGTON admitted to probate on September 4, 2012 and is recorded in Will Book 2012, Page 803, Office of the Probate Court for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Book 9360, Page 216, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid.

II.

Conveyance

Pursuant to Item III of the Decedent's Will and as Co-Personal Representatives of the Last Will and Testament of MARGIE A. COVINGTON, We, MARGARET NANCY HEANEY and DONNA JONES, hereby bargain, transfer and convey to **MARGARET NANCY HEANEY,** the property described as follows:

Being part of Block No. 13 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office for said County. Being Lot No. 30 on the unrecorded plan of the Resubdivision of Blocks Nos. 1 and 13 of said Anderson Estates, Section 1, described according to survey by Anderson and Gee, Surveyors, 8/5/46 as follows:

Said Lot No. 30 fronts 65 feet on the westerly boundary of Myatt Drive as relocated, and runs back between parallel lines 125 feet, more or less, to a dead line in the rear, measuring 65 feet thereon.

Subject to right in favor of Metropolitan Government of Nashville & Davidson County, Tennessee for temporary slope easement extending west of the new proposed westerly right-of-way line of Myatt Drive and containing 1040 sq. feet; said easement is to become null and void upon completion of said Project.

This conveyance is subject to a temporary easement of approx 15 feet along the southerly 15 feet of Lot No. 30 of said Anderson Estates, Section 1, running along the present wire boundary line fence, which is a present encroachment upon Lot No. 30, Anderson Estates, in favor of present and future owners of Lot No. 29, Anderson Estates, so long as the present dwelling house located on Lot No. 29 Anderson Estates is maintained, to be terminated when the present dwelling house on Lot No. 29 Anderson Estates is removed; this easement being of record in Book 4511, page 877, Register's Office, Davidson County, Tenn.

Being the same property conveyed to Margie Covington by deed recorded in Book 9360, Page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Myatt Drive, Madison, Tennessee 37115.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the above described property unto **MARGARET NANCY HEANEY.**

Executed this the 16 day of January, 2013.

MARGARET NANCY HEANEY, Co-Personal Representative of the Estate of Margie A. Covington

DONNA JONES, Co-Personal Representative of the Estate of Margie A. Covington

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me the undersigned Notary Public, MARGARET NANCY HEANEY, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office on this 16 day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me the undersigned Notary Public, DONNA JONES, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office on this 11 day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 8/6/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

AFFIANT

Subscribed and sworn to before me, this the 16 day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989