WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Wanda Fay Couey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wanda Fay Couey	Wanda Fay Couey	16202013000
(NAME)	(NAME)	
4054 Darlene Drive	4054 Darlene Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Belinda Francine Simpson and Teresa Kenney co-executors of the Estate of Francis J. Burton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wanda Fay Couey, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 135, on the plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Francis J. Burton and wife, Selma Jean Burton by Warranty Deed dated from Jerry E. Williams and wife, Teresa B. Williams of record in Book 4865, Page 487, Register's Office for Davidson County, Tennessee. The said Selma Jean Burton having predeceased her husband, Frances J. Burton leaving him sole surviving tenant by the entirety. The said Frances J. Burton died testate on 05/26/2012 devising subject property to Belinda Francine Simpson and Teresa Gale Kenney as evidenced by the Last Will and Testament of Frances J. Burton filed in Probate No. 12P891, in the Probate Court Clerk's Office for Davidson County, Tennessee, which authorizes the executors in Article VIII to sell or convey any part of my estate, whether real, personal or mixed (for cash or on credit) at a public or private sale.

All matters as set forth per Plat Book 3700, Page 135, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Property Taxes for 2014 to be paid by Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20140013639 DEEDWARR
Recvd: 02/27/14 09:35 3 pgs
Fees:18.00 Taxes:388.50

20140227-0016838

File No.: 01288-19211
SMG TN Warranty Deed

This is improved ☑ property, known as 112 Bart Drive aka 4054 Darlene Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 24th day of February, 2014.

Teresa Gale Kenney Co Executor
Teresa Gale Kenney
Co-Executor

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Gale Kenney with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-Executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such Co-Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such Co-Executor.

Witness my hand and Official seal this 21st day of February, 2014.

Lissa Groom
Notary Public
My Commission Expires: 9-17-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This is improved ☑ property, known as 112 Bart Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 21st day of February, 2014.

Belinda Francine Simpson
Co-Executor

State of Arizona
County of Maricopa

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Belinda Francine Simpson with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-Executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such Co-Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such Co-Executor.

Witness my hand and Official seal this 21st day of February, 2014.

Notary Public
My Commission Expires: 01/09/2015

KYLE FRANKLIN
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 9, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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SMG TN Warranty Deed