BILL GARRETT, Davidson County
Trans:T20140058529 DEEDWARR
Recvd: 08/11/14 10:06 2 pgs
Fees:13.00 Taxes:222.00
20140811-0071993

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2014.

Notary Public

My commission expires: 8/23/16

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROGER D. ELDER	Wilson Bank & Trust	**04305016700**
107 GARNER AVENUE	1436 W. Main Street	
MADISON, TN 37115	Lebanon, TN 37087	

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 ACKNOWLEDGE, WE,

DONNA JONES AND MARGARET NANCY HEANEY. CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MARGIE A. COVINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROGER D. ELDER, unmarried

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:

CERTAIN PARCEL OF REAL ESTATE SITUATED IN THE CITY OF MADISON, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 34 OF BLOCK "B", ON THE MAP OF KENNASTON ESTATES, AS OF RECORD IN BOOK 843, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 34 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GARNER STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 139 FEET IN A DEED LINE.

BEING THE SAME PROPERTY CONVEYED TO MARGIE A. COVINGTON, BY EXECUTRIX DEED FROM MARY E. CARNEY, EXECUTRIX OF THE ESTATE OF EVELYN CHRISTINE DEASON, DATED 07/25/2001 AND RECORDED IN ON 08/02/2001 IN INSTRUMENT NUMBER 20010802-0081997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MARGIE A. COVINGTON DIED ON AUGUST 5, 2012 PER CERTIFICATE OF DEATH DATEDAUGUST 14, 2012, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. LEAVING DONNA JONES AND MARGARET NANCY HEANEY AS THE CO-PERSONAL REPRESENTATIVES PER LAST WILL AND TESTAMENT DATED NOVEMBER 3, 2011. OF RECORD IN PROBATE #2012-PR-314, SUMNER COUNTY, TENNESSEE.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 107 GARNER AVENUE, MADISON, TN 37115.

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 in 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/our hand(s) this 6th day of August, 2014.

ESTATE OF MARGIE A COVINGTON
BY: DONNA JONES,
CO-PERSONAL REPRESENTATIVE

ESTATE OF MARGIE A COVINGTON
BY: MARGARET NANCY HEANEY,
CO-PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA JONES AND MARGARET NANCY HEANEY** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **CO-PERSONAL REPRESENTATIVES** of **ESTATE OF MARGIE A. COVINGTON** the within named bargainor, and corporation, and that he/she as such **CO-PERSONAL REPRESENTATIVES** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **CO-PERSONAL REPRESENTATIVES.**

Witness my hand, at office, this 6th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16