BILL GARRETT, Davidson County
Trans:T20140084256 DEEDWARR
Recvd: 11/07/14 11:01 2 pgs
Fees:13.00 Taxes:281.20
20141107-0103015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie Lynn Howse, an unmarried woman	First Community Mortgage (NAME)	05202007200
649 Carmel Avenue (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Margaret Nancy Heaney and Donna Jones, Co-Executors of the Estate of Margie Covington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vickie Lynn Howse, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 40 FEET OF LOT NO. 34 AND THE WESTERLY 20 FEET OF LOT NO. 33, BLOCK "D", ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF CARMEL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MARGIE COVINGTON BY DEED FROM DANIEL B. DARR AND WIFE, GOLDIE BUMPUS DARR OF RECORD IN BOOK 9825, PAGE 468, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARGIE COVINGTON HAVING SINCE DECEASED AND PER THE LAST WILL AND TESTAMENT OF MARGIE A. COVINGTON, PROBATE NO. 2012PR-314, CHANCERY PROBATE COURT FOR SUMNER COUNTY, TENNESSEE, MARGARET NANCY HEANEY AND DONNA JONES ARE APPOINTED AS CO-EXECUTORS OF THE ESTATE OF MARGIE A. COVINGTON. THE SAID MARGIE COVINGTON AND MARGIE A. COVINGTON BEING ONE IN THE SAME.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 649 Carmel Avenue, Madison, TN 37115
(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/our hand(s) this 3rd day of November, 2014.

WARRANTY DEED
(Continued)

Estate of Margie Covington

Margaret Nancy Heaney, Co-Executor

Donna Jones, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Nancy Heaney and Donna Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as the Co-Executors of the Estate of Margie Covington, and in their capacity as such Co-Executors, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 3rd day of November, 2014.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072