RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Thomas Elizer, an unmarried man and Libby Elizer, an unmarried woman	Waterstone Mortgage (NAME)	04305016300
209 Garner Avenue (ADDRESS)	N25 W23255 Paul Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (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 Margie A. Covington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Elizer, an unmarried man and Libby Elizer, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

BEING TRACT 29, BLOCK B, OF KENNESTON ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF SAID SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

BEING THE SAME PROPERTY CONVEYED TO MARGIE A. COVINGTON BY WARRANTY DEED FROM RAY ELROD AND WIFE, MARILYN ELROD, DATED FEBRUARY 13, 2004 AND FILED IN INSTRUMENT NUMBER 20040217-0018084, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARGIE A. COVINGTON HAVING SINCE DIED TESTATE, AUGUST 5, 2012, IN SUMNER COUNTY, TENNESSEE. MARGARET NANCY HEANEY AND DONNA JONES, CO-EXECUTORS EXECUTES THIS INSTRUMENT PURSUANT TO LETTER TESTAMENTARY, CASE NUMBER 83CH1-2012-PR-314, SUMNER COUNTY CHANCERY COURT, GALLATIN, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 209 Garner 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 27th day of July, 2015.

BILL GARRETT, Davidson County
Trans: T20150062717 DEEDWARR
Recvd: 07/30/15 12:54 2 pgs
Fees: 13.00 Taxes: 414.40
20150730-0075254

WARRANTY DEED
(Continued)

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, Margaret Nancy Heaney and Donna Jones, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Property Title Services, LLC
131 Indian Lake Rd., Ste. 208
Hendersonville, TN 37075