BOX 10-A (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160019291 DEEDWARR
Recvd: 03/09/16 11:16 2 pgs
Fees:13.00 Taxes:562.40
20160309-0022547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LISA PACHECO NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Narquita Yona Wilson	Guaranty Trust Company	
(NAME)	(NAME)	
3313 Weatherstone Cove E.	316 Robert Rose Dr.	164-12A/52
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **CORDY V. COVINGTON, A UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NARQUITA YONA WILSON AND JAMES E. WILSON, III, WIFE AND HUSBAND,** 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:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 52 on the Plan of Weatherstone, a Planned Unit Development, of record in Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cordy V. Covington, a widow by deed from Jerry Butler Builders, LLC, of record in Instrument No. 20040915-0111234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Instrument No. 20020926-0117440, said Register's Office; Restrictive covenants of record in Instrument No. 20020611-0071030 and Instrument No. 20031015-0152650, said Register's Office; and Easements of record in Book 4457, Page 350, Book 2671, Page 127, Book 4706, Page 227, Book 11533, Page 826, and Instrument No. 20010403-0032129, said Register's Office.

unimproved
This is improved x property, known as 3313 Weatherstone Cove E., 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 7 day of March, 2016

CORDY V. COVINGTON, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7 day of March, 2016, before me personally appeared J. Gregory Hardeman to me known to be the person who executed the foregoing instrument on behalf Cordy V. Covington and acknowledged that he executed the same as the free act and deed of Cordy V. Covington.

WITNESS my hand and seal this 7 day of March, 2016.

Witness my hand and official seal at Nashville, Tennessee this 7 day of March, 2016.

Commission expires:



My Commission Expires SEPT. 18, 2017

Notary Public