This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd, Ste 100
Nashville, Tennessee 3215

MAP/GROUP/PARCEL 052010B01800CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Loretta Ann Waynick and Leaton Noah Waynick Jr.
508 Rothwood Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PHANETRA BUTLER N/K/A PHANETRA HALLIBURTON, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LORETTA ANN WAYNICK, UNMARRIED AND LEATON NOAH WAYNICK JR., UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Covington Place, of record in Plat Book 9700, page 552, of the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

BEING the same property conveyed to Phanetra Butler n/k/a Phanetra Halliburton by Quitlcaim Deed from Michael Butler, dated July 28, 2009, appearing of record in Instrument No. 20090831-0081367, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 9700, page 552, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Covington Place Subdivision of record in Book 11289, page 87, and Book 11418, page 596, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 508 Rothwood Avenue, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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BILL GARRETT, Davidson County
Trans:T20160074549 DEEDWARR
Recvd: 08/26/16 09:04 2 pgs
Fees:13.00 Taxes:508.75
20160826-0089292

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of August, 2016.

Phanetra Halliburton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phanetra Halliburton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18th day of August, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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