Bill Garrett Davidson County
Batch# 8555 DEEDWARR
10/04/2017 03:07:00 PM 2 pgs
Fees: $13.00 Taxes: $1,473.34

20171004-0101951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,200.00.

Brenda Huntsman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2017

Kayla R. Anderson
NOTARY PUBLIC

My Commission Expires: 11-20-18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert C. Helson P.O. Box 1372 Gallatin, TN 37066	Robert C. Helson P.O. Box 1372 Gallatin, TN 37066	135-00-0-093.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DEBRA HURST, JERRY NICKENS, DAVID NICKENS AND MICHAEL NICKENS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT C. HELSON, MARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a concrete marker in the southwesterly margin of Old Murfreesboro Pike, being a corner to property purchased by Ezell, etal in Book 4176, Page 817, said Register's Office, and being the northeasterly corner of the property herein conveyed, thence with the southwesterly margin of Old Murfreesboro Pike N 53 deg. 43' W 128.5 feet to a concrete marker, thence S 35 deg. 40' W 175.5 feet to a concrete marker in Ezell's corner, thence S 53 deg. E with Ezell's line 128.5 feet to a concrete marker, thence S 36 deg. 20' E 175.5 feet with Ezell's line to the point of beginning.

Being the same property conveyed to JOSEPH H. NICKENS AND WIFE, VERNIE NICKENS, by deed from AZILE MATLOCK, A WIDOW, of record in Book 6076, page 509, dated June 1, 1983, said Register's Office. The said Vernie Nickens having since died on or about December 23, 2009 leaving Joseph H. Nickens the surviving tenant by the entirety. The said Joseph H. Nickens having since died testate on or about July 12, 2015. For further reference see Probate Docket No. 15P-1928 of record in the 7th Circuit Court for Davidson County, Tennessee, Probate Division.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28 day of September, 2017.

Debra Hurst

Jerry Nickens

David Nickens

Michael Nickens

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debra Hurst, Jerry Nickens, David Nickens and Michael Nickens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of September, 2017.

Notary Public

My commission expires: 7-5-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY