This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 2400-7

ADDRESS NEW OWNER:
Brian Dickens
359 Pinhook Road
Lebanon, TN 37090

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP: **p/o 06409001700**
MAP: **06409001800**
MAP: **06409001900**

Bill Garrett Davidson County
Batch# 91008 DEEDWARR
05/11/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20180511-0045197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelli Grant, individually and as Executrix for the Estate of Jack Dickens** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Brian Dickens and wife, Betty Dickens**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots #6, 7, 8 and 9 in Block "M" (incorrectly referenced as Block "B" in certain prior deeds) on the map of Hadley Bend City, which plan is of record in Book 421, page 120, Register's Office, Davidson County, Tennessee. Said lots front 25 feet each on the southerly side of Center Street, and all extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.

Lots 6, 7 and 8 being part of the same property conveyed to Bryant E. Green and wife, Ola Mae Green by deed from Warren E. Sloan and wife, Emma D. Sloan dated May 7, 1930 and of record in Book 877, page 3, Register's Office for Davidson County, Tennessee. Bryant E. Green died in or about October 1935, leaving Ola Mae Green as the surviving tenant by the entirety. Lot 9 being the same property conveyed to Ola Grimes (being one and the same person as Ola Mae Green) by deed from Mrs. A. P. Harrill dated July 22, 1936 and of record in Book 4336, page 561, said Register's Office. Ola Dickens (being one and the same person as Ola Mae Green and Ola Grimes) conveyed these lots to her husband, Roy Dickens, and her son, Jack Dickens, subject to a life estate reserved to herself, by deeds dated November 20, 1970 and of record in Book 5091, page 254, and Book 5091, page 256, said Register's Office. Ola Dickens, f/k/a Ola Mae Green and Ola Grimes, died on May 13, 1986, terminating her life estate. Roy Dickens never remarried and died intestate in Davidson County, Tennessee on August 6, 1989, leaving his only child, Jack Dickens, as his sole heir at law. Jack Dickens, being one and the same person as Jack M. Dickens, died on May 30, 2017, leaving Kelli Grant as the devisee of his will and the executrix of his estate, pursuant to his will, of record in File No, 17P1828, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 217 Center Street, Old Hickory, Tennessee 37138. Possession is to be given on May 10, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 10th day of May, 2018.

Kelli Grant, individually and as Executrix for the Estate of Jack Dickens

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kelli Grant, individually and as Executrix for the Estate of Jack Dickens**, the 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2018.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of May, 2018.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

