Karen Y Johnson Davidson County
Batch# 142868 DEEDWARR
09/19/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $177.60
20180919-0093011

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

L&L# 2400-3-M

ADDRESS NEW OWNER:
Jeremy Stewart Knowles
P. O. Box 2159
Lebanon, TN 37088

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **064 09-0 016.00 & 017.00 p/o**

WARRANTY DEED

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

> Being lots #3, 4, and 5 in Block "M" on the map of Hadley Bend City, which plan is of record in Book 421, page 120, Register's Office for 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.
>
> Being a part of the same property conveyed to Kelli Grant, individually and as Executrix of the Estate of Jack Dickens by deed from Dean Jackson, Trustee dated November 20, 1970, of record in Book 5091, Page 254, Register's Office for Davidson County, Tennessee.

This is improved property known as 221 Center Street and 225 Center Street, Old Hickory, Tennessee 37138. Possession is to be given on September 18, 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 GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE 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 GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of September, 2018.

Kelli J. Grant

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

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 of the Estate of Jack Dickens**, the bargainor, 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 18th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

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

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY