Karen Johnson Davidson County
Batch# 195217 DEEDWARRSP
02/14/2019 09:40:30 AM 5 pgs
Fees: $28.00 Taxes: $172.05
20190214-0013765

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Billy Collier Denny, Jr.	-Same--	029 00 0 140.00
6341 Old Hickory Boulevard		
Whites Creek, TN 37189		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, I, **HELEN MARIE PAYNE (the "Grantor")**, by these presents, do hereby grant, sell and convey unto **BILLY COLLIER DENNY, JR. (the "Grantee")**, his successors, heirs and assigns, all of **HELEN MARIE PAYNE**'s right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, on the west side of Eatons Creek Road approximately 1000 feet south of the intersection of Grays Point Road, and described according to a copy of a survey made by T. R. Sanford, Surveyor, dated September 9, 1962, as follows:

Beginning at a point in the center line of Eatons Creek Road at the southeast corner of the property conveyed to H. E. Bennett, by deed from Mrs. Maude Raymer, as of record in Book 996, Page 254; thence with Bennett's south line, north 87 degrees 30 minutes west 531 feet to a point in the line of John Aita; thence with his line, south 9 degrees 15 minutes west 17.5 feet; south 1 degree 30 minutes west 155.5 feet to a corner of the lands of Miss Rose Bennett; thence with her north line, south 87 degrees 30 minutes east 500 feet to a point in the approximate center of Eatons Creek Road; thence with the approximate center of said Road, north 1 degree east 4.2 feet; north 13 degrees 30 minutes east 170 feet to the point of beginning, containing 2.05 acres, more or less.

Being the same property conveyed to G.H. Crockett and wife, Willie R. Crockett dated April 23, 1964 and recorded in Book 3710, Page 337, on April 28, 1964, Davidson County Office of Register of Deeds. The said G.H. Crockett having predeceased Willie R. Crockett, leaving her as his surviving tenant by the entirety. The said Willie R. Crockett having died on September 30, 1996 leaving as her devisees her three children, Leslie Richard Crockett, Juanita Ann Nichols and Helen Marie Payne, her estate having been probated in the Probate Court for Davidson County, Tennessee Docket No. 96P-1803 with the final Order closing the estate entered and filed on November 15, 1997.

The said Juanita Ann Nichols died on March 21, 2018, and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee, under Docket No. 18P1307. Her one-half interest in said property vested in her husband, Warren David Nichols. The said Warren David Nichols having died on May 20, 2018, and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 18P1308. The Estate of Juanita Ann Nichols subsequently transferred its one-half interest in the property to the Estate of Warren David Nichols, by Quitclaim Deed recorded under Instrument No. 20190206-0011393, Register's Office for Davidson County, Tennessee; and the Estate of Warren David Nichols subsequently transferred its one-half interest in the property to Billy Collier Denny, Jr., who inherited the property pursuant to the Last Will and Testament of Warren David Nichols, recorded under Instrument No. 20190206-0011525, Register's Office for Davidson County, Tennessee.

The said Leslie Richard Crockett, a widower having since died a resident of Brazos County, Texas, on April 8, 2010, leaving the following heirs at law: Deborah Crockett Simmons, Stephen Richard Crockett, Charles Leslie Crockett, Jeffrey David Crockett and Gregory Dale Crockett. See Affidavit of Heirship being of record in Instrument No. 20100813-0064078, Davidson County Register of Deeds Office. Deborah Crockett Simmons, Stephen Richard Crockett, Charles Leslie Crockett, Jeffrey David Crockett and Gregory Dale Crockett, being all of the heirs at law of Leslie Richard Crockett, deceased, who was a devisee of Willie R. Crockett, deceased, conveyed their interest in this property to Juanita Ann Nichols and Helen Marie Payne, by Quitclaim Deed of record in Instrument No. 20140820-0075959, Register's Office for Davidson County, Tennessee.

This is improved property known as 5729 Eatons Creek Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenant with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself and her respective heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of January, 2019.

GRANTOR:

HELEN MARIE PAYNE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

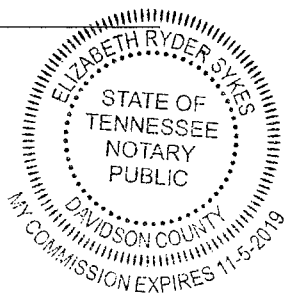
The actual consideration or value for this transfer of property, whichever is greater is $ 46,500.00.

AFFIANT

Sworn to and subscribed before me
this 18th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: _____



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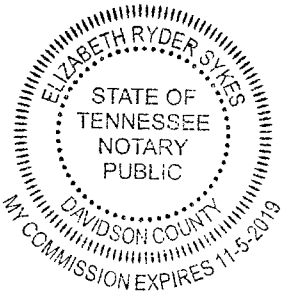
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Ryder Sykes, a Notary Public in and for said County and State, personally appeared **HELEN MARIE PAYNE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 18th day of January, 2019.

Elizabeth Ryder Sykes
NOTARY PUBLIC

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019