WARRANTY DEED

Karen Johnson Davidson County
Batch# 213671 **DEEDWARR**
04/03/2019 03:09:05 PM 2 pgs
Fees: $13.00 Taxes: $725.20

20190403-0030501

JM-AY-19-2604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arthur S. Yokley, Sr. and Jacqueline Yokley	**NEW OWNER**	
(NAME)	(NAME)	**059-15-0-188.00**
512 Cunniff Pkwy		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERTA SMITH, EXECUTRIX FOR THE ESTATE OF RUFUS HARDIN DICKEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARTHUR S. YOKLEY, SR. AND JACQUELINE YOKLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Haynes Heights, Section 5 of record in Plat Book 3842, Page 248, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Walker Lane, at the common corner of Lots 10 and 11; thence with the line between said lots, westerly 318.5 feet to a point; thence North 80 deg. 2' West 138.6 feet to a point; thence North 29 deg. 39' west 10 feet to the common rear corner of Lots 11 and 12; thence with the line between said lots easterly 417.28 feet to a point in the westerly margin of Walker Lane; thence with the same, southerly 105 feet to the point of beginning.

Being the same property conveyed to Rufus H. Dickey and wife, Mary H. Dickey by Warranty deed from James S. Vincent, Jr., Trustee of record in Book 5228, page 559, Register's Office for Davidson County, Tennessee, dated November 23, 1977 and recorded on December 1, 1977.

The said Mary H. Dickey died on March 4, 2014, leaving Rufus H. Dickey as the surviving tenant by the entirety.

The said Rufus H. Dickey died on March 13, 2017. The Estate was filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P-1042.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 3842, Page 248, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5284, Page 489, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9464, Page 140, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2604 Walker Lane, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF APRIL, 2019.

Estate of Rufus Hardin Dickey

BY: Alberta Smith

Alberta Smith
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERTA SMITH, EXECUTRIX of the ESTATE OF RUFUS HARDIN DICKEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212