NEW OWNER:
KATIE E. DICKENS
217 CENTER STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
WILSON BANK & TRUST
1436 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel
06409001700
06409001800
06409001900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0412

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 223778 DEEDWARR
04/30/2019 10:53:48 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190430-0039825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRIAN DICKENS and wife, BETTY DICKENS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KATIE E. DICKENS, an unmarried person**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot Nos. 6, 7, 8 and 9 in Block "M" on the map of Hadley Bend City, as shown on the plat of the same of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. 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 the same property conveyed to BRIAN DICKENS and wife, BETTY DICKENS by Warranty Deed from Kelli Grant, individually and as Executrix of the Estate of Jack Dickens, dated May 10, 2018, and of record in Instrument No. 20180511-0045197, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deeds to Roy Dickens and son, Jack Dickens from Ola Mae Green Dickens, subject to a life estate reserved in herself, dated November 20, 1970, and of record in Book 5091, Page 254 and Book 5091, Page 256, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **217 CENTER STREET, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 120, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of April, 2019.

Brian Dickens

BRIAN DICKENS

Betty Dickens

BETTY DICKENS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRIAN DICKENS and BETTY DICKENS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Katie E Dickens
AFFIANT

Sworn to and subscribed to before me this 24th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022