Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 8th day of July, 2019.

Notary Public:
My Commission Expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

Karen Johnson Davidson County
Batch# 256754 DEEDWARR
07/15/2019 10:10:15 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20190715-0068712

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Alden Horton, III Juli Horton 1829 Old Murfreesboro Pike Nashville, TN 37217	New Owner 2000 Ridley Blvd Nashville, TN 37203	135-00-0-093.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert C. Helson, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Alden Horton, III and Juli Horton, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a concrete marker in the southwesterly margin of Old Murfreesboro Pike, being a corner to property purchased by Ezell, etal in Book 4176, Page 817, said Register's Office, and being the northeasterly corner of the property herein conveyed, thence with the southwesterly margin of Old Murfreesboro Pike N 53° 43' W 128.5 feet to a concrete marker, thence S 35° 40' W 175.5 feet to a concrete marker in Ezell's corner, thence S 53° E with Ezell's line 128.5 feet to a concrete marker, thence N 36° 20' E 175.5 feet with Ezell's line to the point of beginning.

BEING the same property conveyed to Robert C. Helson, married, by Warranty Deed from Debra Hurst, Jerry Nickens, David Nickens and Michael Nickens, dated 9/28/17 and recorded 10/4/17 in Instrument No. 20171004-0101951, in the Register's Office of Davidson County, Tennessee.

BEING the same property previously conveyed to Joseph H. Nickens and wife, Vernie Nickens, by Warranty Deed from Azile Matlock, a widow, dated 6/15/83 and recorded 6/16/83 in Book 6076, Page 509, in the Register's Office of Davidson County, Tennessee. The said Vernie Nickens having since predeceased Joseph H. Nickens on or about December 23, 2009. The said Joseph H. Nickens, also known as Joseph Harold Nickens, having since died, testate, on July 12, 2015, devising subject property to his heirs at law, Debra Jean Hurst, Jerry Edward Nickens, David Wayne Nickens and Michael Dewayne Nickens. His estate having been probated under Docket No. 15P1928, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

The above-referenced parcel is not now, nor has it ever been, the primary residence of the Grantor.

Subject to Permit in Book 10187, Page 623; and Cell Tower Lease in Book 10873, Page 397, as assigned in Book 11520, Page 853 and Book 11520, Page 869 and as amended in Instrument No. 20120221-0014371, Instrument No. 20140926-0089049 and Instrument No. 20170920-0096560, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1829 Old Murfreesboro Pike, Nashville, TN 37217

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 8th day of July, 2019.

Robert C. Helson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Robert C. Helson and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of July, 2019.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

