WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041658 DEEDWARR
Recvd: 07/07/10 14:34 2 pgs
Fees:13.00 Taxes:888.00
20100707-0053295

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Sholes	New Owner	Map 132-1
(NAME)	(NAME)	
1003 Maplehurst Lane		Parcel 9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEFFREY R. ADCOCK**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID C. SHOLES AND JILL MIRANDA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 3 and the westerly part of Lot No. 4, a triangular part of Block No. 14 on the Map of College Park, of record in Book 843, Page 29, said Register's Office, to which said parts adjoin and are described separately as follows:

Said northerly part of Lot No 3 fronts 55 feet on the south side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the west line and 140 feet on the east line, to the north line, which measures 55.9 feet thereon of the property conveyed to Tom H. Southerland and wife, by deed from William M. Merry and wife, of record in Book 2994, Page 222, said Register's Office.

Said part of Lot No. 4 is described as follows: Beginning at an iron stake in the southerly margin of Maplehurst Avenue being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 4; thence South 1438' W, 140 feet with the original property line between Lots No 3 and 4; thence S 882' E, 9 feet to an iron pin; thence N 115' E, 138.1 feet to the point of beginning.

Being the same property conveyed to Jeffrey R. Adcock by deed from Margaret Russell and husband, Craig Russell, of record in Instrument #20040902-0106643, said Register's Office.

Laurie Adcock joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 843, page 29, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1003 Maplehurst Lane, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2 day of July, 2010.

Jeffrey R. Adcock

Laurie Adcock
By Jeffrey R. Adcock, Her Attorney in Fact

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 Jeffrey R. Adcock, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of July, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of July, 2010, before me personally appeared Jeffrey R. Adcock , to me known to be the person who executed the foregoing instrument on behalf of Laurie Adcock and acknowledged that he executed the same as the free act and deed of Laurie Adcock .

Witness my hand and official seal at Nashville, Tennessee this 2 day of July, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public