BILL GARRETT, Davidson County
Trans:T20110045294 DEEDWARR
Recvd: 07/26/11 15:21 2 pgs
Fees:13.00 Taxes:478.41
20110726-0057231

THIS INSTRUMENT PREPARED BY:
Keystone Title Inc.
264 Mallory Station Road, Suite 11
Franklin, TN 37064

Address New Owner(s)
Forrest B. Adcock
7424 Harrow Drive
Nashville, TN 37221

Send Tax Bills To:
Avenue Bank
3823 Cleghorn Ave
Nashville, TN 37215

Map & Parcel Nos.:
142-02-0-081.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd day of July, 2011**, by and between **Theresa R. Bennett, unmarried**, party of the first part, and **Forrest B. Adcock, a single man**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY NINE THOUSAND THREE HUNDRED AND 00/100 DOLLARS ($129,300.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, being Lot No. 124 of the Plan of Cross Timbers Section 3 of record in Book 4175, page 21, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theresa R. Bennett, by Warranty Deed from Janet K. Carell, married, of record in Instrument No.20070912-0109229, dated 08/21/07and recorded 09/12/07, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book No.4175 , page 21, Register's Office, Davidson County, Tennessee; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No. 4242 , page 758 , said Register's Office; [Easements & Right of Ways over the rear or side of lots and other strips of land for poles, wires, conduits and public utility purposes of record in Book No. 4242, page 760, said Register's Office; Drainage Easement for purpose of constructing, maintaining, opening or widening storm drains, sewer lines and open ditch of record in Book No. 4242, page 760, said Register's Office;]All taxes for the year 2011 and subsequent years not yet due and payable until 10/1/11. All County taxes for the year 2010 are paid on 12/18/10, in the amount of $1666.98; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is __x__improved or ____unimproved and also known as 7424 Harrow Drive , Nashville, TN 37221.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Theresa R. Bennett

Theresa R. Bennett

STATE OF FLORDIA, COUNTY OF BAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa R. Bennett**, 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 Notarial Seal at office this **22nd day of July, 2011.**

My commission expires: 10/21/2014

Angela T Wiggins

Notary Public

ANGELA T WIGGINS
MY COMMISSION # EE030318
EXPIRES October 21, 2014
(407) 398-0153 FloridaNotaryService.com

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$129,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **22nd day of July, 2011.**

DeAnna Gwyn

Notary Public

My commission expires: 7/7/14

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
7424 Harrow Drive
Nashville, TN 37221