WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069851 DEEDWARR
Recvd: 11/04/11 15:15 2 pgs
Fees:13.00 Taxes:1387.50

20111104-0086558

G-HF-11-1302

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-04-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garry Adcock	Garry Adcock (NAME)	
1302 Elmwood Avenue (ADDRESS)	P.O. Box 454 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	McMinnville, TN 3711 (CITY) (STATE) (ZIP)	105-13-107.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARY F. RUDY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARRY ADCOCK AND WIFE, PEGGY ADCOCK, hereinafter called the Grantee(s), their heirs 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 THE EASTERLY ONE-HALF (1/2) OF LOT 67, BELMONT LAND CO'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. SAID PART OF LOT NO. 67 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELMWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY F. RUDY, UNMARRIED BY WARRANTY DEED FROM ROBERT C. JOHNSON AND WIFE LUANNE R. JOHNSON, RECORDED ON THE 8TH DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101208-0097534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE(S) 34 AND INSTRUMENT NO. 20070423-0047798, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1302 Elmwood Avenue, Nashville, Tennessee 37212
(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 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 28th day of October, 2011.

Mary F. Rudy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Rudy, the within named bargainor, 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 the 28th day of October, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903