WARRANTY DEED

G-TCH-12-6149

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Nicholas Christopher Distefano	First Community Mortgage, Inc.	
6149 Tuliptree Lane (ADDRESS)	750 Old Hickory Blvd., Ste. 262 (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	155-8-A-38.00 CO

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, we JERRY B. ADCOCK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS CHRISTOPHER DISTEFANO, UNMARRIED AND JOANN M. DISTEFANO, MARRIED, 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 LOT 38, POPLAR CREEK ESTATES, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 647, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TAMMY R. ADCOCK, A SINGLE PERSON TO JERRY B. ADCOCK, A SINGLE PERSON AS RECORDED ON THE 20TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110120-0005412 AND WARRANTY DEED FROM JOHN F. CONNELLY TO TAMMY R. ADCOCK, AND HUSBAND JERRY B. ADCOCK AS RECORDED ON THE 20TH DAY OF MAY, 1997 IN DEED BOOK 10459, PAGE 687, 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 IN PLAT BOOK 6250, PAGE 647; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6474, PAGE 346, BOOK 6486, PAGE 587, BOOK 6662, PAGE 433, BOOK 6987, PAGE 966, BOOK 7270, PAGE 648, BOOK 7964, PAGE 33, BOOK 9472, PAGE 824, BOOK 6804, PAGE 536, BOOK 6474, PAGE 354 AND BOOK 6486, PAGE 588; HOA CHARTER OF RECORD IN BOOK 7120, PAGE 125; EASEMENT FOR SEWER LINES OF RECORD IN BOOK 6613, PAGE 533; EASEMENT FOR STORMWATER DETENTION OF RECORD IN BOOK 7099, PAGE 299; RIGHTS OF OTHERS AND RIGHTS OF USE OF WATER AND SEWER TAPS CONVEYED IN QUITCLAIM DEED OF RECORD IN BOOK 8391, PAGE 159; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20011017-0113305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 6149 Tuliptree Lane, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20120019728 DEEDWARR
Recvd: 03/19/12 14:13 2 pgs
Fees:13.00 Taxes:869.50
20120319-0023243

Witness my/our hand(s) this 15th day of March, 2012.

Jerry B. Adcock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry B. Adcock, 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 15th day of March, 2012.

Notary Public

My Commission Expires: 3/20/14

(SEAL)



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