BILL GARRETT, Davidson County
Trans:T20130047795 DEEDWARR
Recvd: 06/07/13 13:06 2 pgs
Fees:13.00 Taxes:399.60
20130607-0058196

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133175

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2013. NOTARY PUBLIC My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Cochran, et ux 4428 Baton Rouge Dr. Hermitage, TN 37076	Same address as new owner	07412009800

FOR AND IN CONSIDERATION of the sum of One Hundred Eight Thousand and 00/100 Dollars ($108,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERTA ADCOX, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT J. COCHRAN AND SUSIE J. COCHRAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 512 on the Plan of Hermitage Hills, Section 5, as of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John F. Adcox and Roberta Adcox, by Warranty Deed from Gregory M. Wood, unmarried, dated 8/23/2010, recorded 8/30/2010, of record in Instrument No. 20100830-0068244, in the Register's Office for Davidson County, Tennessee. The said John F. Adcox died on September 29, 2012, leaving Roberta Adcox the sole surviving tenant by the entirety.

This is improved property more commonly known as 196 Jacksonian Drive, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of June, 2013.

Roberta Adcox
ROBERTA ADCOX

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Roberta Adcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of June, 2013.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014