BILL GARRETT, Davidson County
Trans:T20130080696 DEEDWARR
Recvd: 09/18/13 08:48 2 pgs
Fees:13.00 Taxes:610.50

20130918-0098111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Molly Burke
Affiant

WARRANTY DEED

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 13TH DAY OF SEPTEMBER, 2013.

Lynne Ward
Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Garcia and Jerri Garcia, husband and wife	F & M Bank	01700008101
	(NAME)	
5825 Lickton Pike	2601 Wilma Rudolph Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Hershel Rayburn Adcock and wife, Janis Carter Adcock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred Garcia and Jerri Garcia, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TWO TRACTS OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN R. ALLEY, SURVEYOR, NOVEMBER 7, 1964, AS FOLLOWS:
TRACT NO. 1: BEGINNING AT A POINT IN THE CENTER OF LICKTON PIKE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DAVIDSON COUNTY BOARD OF EDUCATION BY DEED FROM SHELBY GREER AND WIFE, OF RECORD IN BOOK 2802, PAGE 123, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID PIKE NORTH 40° 30' EAST 81.5 FEET, NORTH 48° EAST 85 FEET, NORTH 56° EAST 100 FEET, NORTH 58° 30' EAST 100 FEET AND NORTH 52° 40' EAST 75 FEET; THENCE SOUTH 85° 30' EAST 203 FEET TO A POST; THENCE SOUTH 5° 15' WEST 284 FEET; THENCE NORTH 86° 30' WEST 518 FEET TO THE BEGINNING, CONTAINING 2.49 ACRES, MORE OR LESS.

TRACT NO. 2: BEGINNING AT A POST, SAID POST BEING SOUTH 85° 30' EAST 203 FEET FROM THE CENTER OF LICKTON PIKE, SAID POST BEING ALSO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES D. STRICKLAND, AND WIFE, BY DEED FROM SHELBY GREER, AND WIFE, OF RECORD IN BOOK 3836, PAGE 588, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 85° 30' EAST 15 FEET; THENCE SOUTH 6° 00' EAST 339.5 FEET; THENCE NORTH 86° 30' WEST 214 FEET; THENCE NORTH 19° 03' EAST 52 FEET TO A CONCRETE MARKER IN SAID STRICKLAND'S SOUTHERN BOUNDARY LINE; THENCE WITH SAID STRICKLAND'S SOUTHERN BOUNDARY LINE, SOUTH 86° 30' EAST 118 FEET TO SAID STRICKLAND'S SOUTHEAST CORNER; THENCE WITH SAID STRICKLAND'S EASTERN BOUNDARY LINE, NORTH 5° 45' EAST 284 FEET TO THE BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HERSHEL RAYBURN ADCOCK AND WIFE, JANIS CARTER ADCOCK BY INSTALLMENT DEED FROM J. D. STRICKLAND AND WIFE, JESSIE STRICKLAND OF RECORD IN BOOK 4336, PAGE 390, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5825 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 13th day of September, 2013.

Hershel Rayburn Adcock

Janis Carter Adcock

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hershel Rayburn Adcock and wife, Janis Carter Adcock, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2013.

Mary Birchright
Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Clarity Title
100 Hazel Path, Ste. C
Hendersonville, TN 37075