BILL GARRETT, Davidson County
Trans:T20150005348 DEEDWARR
Recvd: 01/22/15 10:15 5 pgs
Fees:28.00 Taxes:129.50
20150122-0006237

Adcock

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of January, 2015 by and between James and Kathy Campbell, husband and wife, Richard and Barbara Pope, husband and wife, and Mary Kay Davidson aka Mary Kay Barrass, hereinafter referred to as GRANTOR, and Jerry Adcock and Marie Adcock, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Ashland City, County of Davidson, State of Tennessee, more particularly described as follows:

See Attached Exhibit "A"

This is [ ]improved [X]unimproved property known as: Approx 92 ac. S of Little Marrowbone , Ashland City, TN 37015

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James Campbell

Kathy Campbell

Richard Pope

Barbara Pope

Mary Kay Davidson
aka Mary Kay Barrass

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

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WITNESS MY HAND on the day and year first above written.

James Campbell

Kathy Campbell

Richard Pope

Barbara Pope

Mary Kay Davidson
aka Mary Kay Barrass

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, James and Kathy Campbell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of January, 2015.

Notary Public

My Commission Expires: 7-26-15

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 26, 2015

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mary Kay Davidson aka Mary Kay Barrass, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of January, 2015.

Notary Public

My Commission Expires: 7-26-15

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 26,

Name and Address of Property Owner:
Jerry Adcock and Marie Adcock
5259 Little Marrowbone Creek Road
Ashland City, TN 37015

Send Tax Statements to:
Jerry Adcock and Marie Adcock
5259 Little Marrowbone Creek Road
Ashland City, TN 37015

Map & Parcel 04500001500

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $35,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of January, 2015.

Notary Public

My Commission Expires: 7-26-15

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 26, 2015

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
ADCOCK

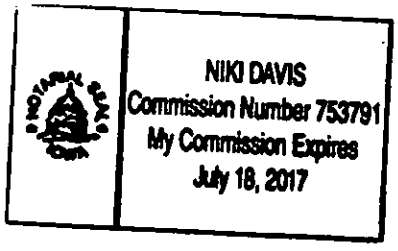
INDIVIDUAL
STATE OF IOWA
COUNTY OF LINN

Personally appeared before me, a Notary Public of said county and state, Richard and Barbara Pope, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9TH day of January, 2015.

Notary Public

My Commission Expires: July 18, 2017



A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Division of the lands of Jesse F. Carney, deceased , as of record in Minute Book "K", page 661 County Court for said County, being composed of two tracts, one of the 115 acres and the other of 70.39 acres and described together, according to a survey made June 10, 1939 by John Wilkes, Civil Engineer, as follows:

Beginning at a marker stone and iron, in the northwest corner of said 115 acre tract; thence south 2 degrees West, with the western boundary line of said 115 acre tract, 1370 feet to an iron pin and set stone, the southwest corner of said 115 acres tract; thence South 88 ½ degrees East, with the southern boundary line of said tract, 5070 feet to a marked stone and iron pin, the Southeast corner of said tract; thence North 2 ½ degrees East, crossing the Ridge Road, 710 feet to an iron pin and stone marked with X; thence West, crossing the Ridge Road, 478 ½ feet to an iron pin and flat stone, formerly Chestnut, the southeast corner of said 70.39 acre tract; thence North 2 ½ degrees East, with the eastern boundary line of said tract passing an old set stone and Sassafras pointers at 1263 feet, in all 1836 feet to a small Hickory, iron pin and stone marker, the southeast corner of said 70.39 acre tract; thence West, the southern boundary line of the Setters tract, 614 feet to a point in Nicken's Hollow; thence with the meanders of said Hollow, south 80 degrees West 122 feet, South 34 degrees West 89 feet, South 72 degrees West 231 feet, South 63 degrees West 495 feet, South 46 ½ degrees West 297 feet, South 75 degrees 188 West 188 feet, South 43 degrees West 330 feet, South 53 degrees West 165 feet, South 45 degrees West 297 feet, South 27 degrees West 132 feet South 50 degrees West 66 feet to an iron in the northern boundary line of said 115 acre tract; and thence North 81 ½ degrees West, with said line 2100 feet to the beginning.

Included in this description but excluded from this conveyance is the following property conveyed to James C. Dawson and wife, Wanda Dawson by Deed dated November 26, 1982 and recorded December 6, 1982 of record in Book 5973, page 731 Register's Office for Davidson County, Tennessee.

Beginning at a marker stone and iron pin, the southeast corner of this tract, same being South 88 ½ degrees East 5070 feet from the Southwest Corner of a 192 acre tract; thence North 2 ½ degrees East Crossing the Ridge Road, 710 feet to an iron pin and stone marked with X; thence West, crossing the Ridge Road 478 ½ feet to an iron pin and flat stone, formerly Chestnut, the southeast corner of said 70.39 acre tract; thence North 2 ½ degrees East, with the eastern boundary line of said passing an old set stone and Sassafras pointers at 1263 feet, in all 1836 feet to a small Hickory, iron pin and stone marker, the northeast corner of said 70.39 acre tract; thence West, with the southern boundary line of the Setters tract, 614 feet to a point in Nicken's Hollow; thence with the meanders of said Hollow, south 80 degrees West 122 feet, south 34 degrees West 89 feet, South 72 degrees West 231 feet, South 63 degrees West 495 feet, South 46 ½ degrees West 297 feet, South 75 degrees West 188 feet, South 43 degrees West 330 feet, South 53 degrees West 165 feet, South 45 degrees West 297 feet, South 27 degrees West 132 feet and South 50 degrees West 66 feet to an iron pin in the northern boundary line of said 115 acre tract; thence South 81 1/2 degrees East 1650 feet to a point; the northeast corner of a tract this date conveyed to Adcock; thence South 710 feet to a point in the southerly line of said 192 acre tract; thence with the southerly line, South 88 ½ degrees East 1375 feet to the point of beginning, containing 92 acres more or less.

Being the same property conveyed Philip D. Campbell and wife, Renelle Campbell (see Quitclaim Deed of record in Instrument No. 20090616-0055935, Affidavit of Heirship of record in Instrument No. 20141231-0119121 and Quitclaim Deed of record in Instrument No. 20090624-0058757 conveying property to James A. Campbell and wife Kathy Denise Campbell) and Richard T. Pope and wife, Barbara C. Christie Pope and Terry L. Davidson and wife, Mary Kay Davidson (see Quitclaim Deed of record in Book 7239, page 517) by Deed from Jerry D. Adcock and wife, Nancy Marie Adcock dated November 18, 1983 and recorded November 21, 1983 of record in Book 6179, page 725 Register's Office for Davidson County, Tennessee.