STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF June, 2015.

NOTARY PUBLIC

My commission expires: 11-4-18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15050035

Address of New Owner	Send Tax Bills To:	Tax Information:
David Adcox, Jr. and Stacey L. Adcox 5733 Clarksville Pike Joelton, TN 37080	Same 5733 Clarksville Pike Joelton, TN 37080	029-173.00 AND 029-174.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kirby Dale Biggs, an unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **David Adcox, Jr. and Stacey L. Adcox, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1: Map/Parcel: 029-173.00
Land in the 14th Civil District of Davidson County, Tennessee, and being Tract No. 4 of a 27 acre tract as subdivided by a survey made by J.C. Carney, Surveyor, made the 17th day of February, 1958, said 27 acre tract being located on the westerly side of Clarksville Highway, No. 112 and being part of a tract conveyed to Sam Arrington and wife, Bertha Arrington by Deed from J.C. Dale, Jr., Clerk and Master, as of record in Book 1285, Page 11, Register's Office for Davidson County, Tennessee.

Said Tract No. 4 beginning in the westerly margin of right of way of Highway No. 112, and the southern margin of a 20 foot road called the Charles Zimmerle Road or right-a-way, beginning at a stake and running North 30 degrees 10' East, 263 feet to a stake; thence North 22 degrees East, 60 feet to a stake; thence North 41 degrees East, 279 feet to a stake in said Highway, right-of-way; thence North 45 degrees West with said right-of-way 103 feet to the beginning, containing 0.48 of an acre.

Being the same property conveyed to Odell Biggs by Warranty Deed from Birdie Demonbreum, formerly Birdie Biggs, dated 03/25/68 and recorded on 04/15/68 in Book 4227, Page 244, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kirby Dale Biggs by Quitclaim Deed from Odell Biggs dated 11/21/14 and recorded on 11/25/14 in Instrument No. 20141125-0108637, Register's Office for Davidson County, Tennessee.

Tract 2: Map/Parcel: 029-174.00
Land located in the 14th Civil District of Davidson County, Tennessee, on Highway No. 112, about 10 miles from Nashville, said land being a portion of a 26 acre tract conveyed by deed to Sam Arrington and wife, Bertha Arrington by Edna Loriene Zimmerle, November 16, 1943, recorded in Book 1285, Page 11, said Register's Office as follows:

Beginning at a concrete post in the southern margin of Highway No. 112, same being the Northwest corner of C. A. Zimmerle's lot; thence with the southern

BILL GARRETT, Davidson County
Trans:T20150051054 DEEDWARR
Recvd: 06/25/15 11:49 2 pgs
Fees:13.00 Taxes:310.80
20150625-0061200

margin of Highway No. 112 and on a curve in a northwesterly direction 120 feet to a stake; thence South 41 degrees West 279 feet to a stake in Hollow; thence North 53 degrees East with Armstrong's and C. A. Zimmerle's West line 305 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to Kirby D. Biggs and Louise S. Biggs by Warranty Deed from Ida Jo Biggs dated 09/13/93 and recorded on 09/14/93 in Book 9080, Page 142, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kirby Dale Biggs by Quitclaim Deed from Louise S. Biggs dated 10/19/04 and recorded on 10/20/04 in Instrument No. 20041020-0126475, Register's Office for Davidson County, Tennessee.

Included with this conveyance is the 1993 CHAN manufactured home, VIN CHIAL06642A/B, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138, on June 12, 2015.

This is improved property generally located:
5733 Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement(s) of record in Book 9146, Page 842 and corrected in Book 9157, Page 699, said Register's Office.

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 heirs and assigns, forever. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Kirby Dale Biggs** has caused this instrument to be executed, this the 24 day of June, 2015.

Kirby Dale Biggs

Kirby Dale Biggs

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kirby Dale Biggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 24 day of June, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BROMER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY