BILL GARRETT, Davidson County
Trans:T20170023799 DEEDWARR
Recvd: 03/21/17 10:04 2 pgs
Fees:13.00 Taxes:784.40
20170321-0027319

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2017.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Adcock 411 Bushnell St. Nashville, TN 37206	Jacob Adcock P.O. Box 1378 Gallatin, TN 37066	083-10-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Danny Bostic and Christina Bostic

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Adcock and Fred Howell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 51 and 52 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 60.0 feet on the easterly margin of Bushnell Street and extends back 138.8 feet on the northerly line of Lot No. 51 and 139.8 feet on the southerly line of Lot No. 52 to the westerly margin of Nineteenth Street (or Tillman Avenue) on which they measure 60.0 feet.

BEING the same property conveyed to Danny Bostic and wife, Christina Bostic, by Quitclaim Deed from Christina A. Bostic, dated 1/28/03 and recorded 2/10/03 in Instrument No. 20030210-0017785; and being the same property previously conveyed to Christina A. Bostic, by Warranty Deed from Jeffrey S. Brock, dated 6/11/93 and recorded 6/15/93 in Book 8982, Page 408, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Bushnell St., Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2017.

Danny Bostic

Christina Bostic

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny Bostic and wife, Christina Bostic** 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 20th day of March, 2017.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY