NEW OWNER:
ROBERT W. ASBURY
1300 RIVERSIDE DRIVE
OLD HICKORY , TN 37138

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0195

Map & Parcel
053030224.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 65203 **DEEDWARR**
03/05/2018 02:58:47 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180305-0020711

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Five Thousand and 00/100 Dollars ($365,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES GARY ADCOX and ELIZABETH ANN ADCOX, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BARBARA ASBURY and ROBERT ASBURY, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

TRACT I:

Being known and designated as all of Lot No. 135 of Section "B", on the Plan of Old Hickory Village, as show on the plat of the same of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

TRACT II:

Being known and designated as a part of Lot No. 134 of Section "B", on the Plan of Old Hickory Village, as shown on the plat of the same of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, and being further described as follows: Beginning on the west margin of Riverside Road at the corner of Lot Nos. 134 and 135; thence with the line between said lots, 59.5 feet to a point in the rear line of Lot No. 138; thence North along the long of Lot Nos. 134 and 138, 18.7

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES 18-1300

feet to a point; thence easterly 54 feet to the west margin of Riverside Road; thence south along the road, 11 feet to the point of beginning.

Being the same property conveyed to JAMES GARY ADCOX and wife, ELIZABETH ANN ADCOX by Warranty Deed from Jeffrey L. Kirkland, an unmarried man, and Betty Kirkland Gulledge, an unmarried woman, dated May 14, 2008, and of record in Instrument No. 20080318-0027097, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1300 RIVERSIDE DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2018.

JAMES GARY ADCOX

STATE OF GEORGIA
COUNTY OF Oconee

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES GARY ADCOX**, 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.

WITNESS my hand and official seal at office this 28th day of February, 2018.

NOTARY PUBLIC

Anna Gillespie Notary Public Oconee County, Georgia

My commission expires: 7-31-2019

Elizabeth Ann Adcox
ELIZABETH ANN ADCOX

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ELIZABETH ANN 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 official seal at office this 28th day of February, 2018.

NOTARY PUBLIC

My commission expires: 05/25/2019

Notary Public State of Florida
Amerinell Ramirez
My Commission FF 227445
Expires 05/25/2019

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The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of March, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020