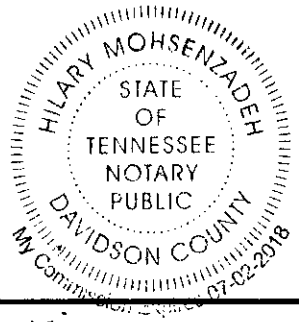
# 13074



## WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David E. Adcock<br>Carolyn F. Adcock | new owner | 17500005900 |
| (NAME) | (NAME) | Bill Garrett Davidson County<br>Batch# 83065 **DEEDWARR**<br>04/20/2018 10:14:56 AM 2 pgs<br>Fees: $13.00 Taxes: $351.50 |
| 4036 Maxwell Road | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | 20180420-0037345 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Esteban Morales, Armando Guevara, Romulo Villatoro and Febe Guevara, (formerly known as Febe Villanueva) hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David E. Adcock and Carolyn F. Adcock,** husband and wife, as joint tenants with right of survivorship, 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:

Being the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Emerson N. Stewart's Subdivision No. 1, not of record described partly according to a survey of said subdivision made by Pete Meyer, February 21, 1946, as follows:

Beginning at the northwest corner of Maxwell Road as now located and an unnamed 30 foot street, now called Rucker Street, said point being north 88 deg. 50' west 1231.6 feet from the western boundary line of the property conveyed to Williams S. Hittinger and wife, Tennie Mae Hittinger by deed from Christopher C. Hamilton and wife, of record in Book 1683, Page 614, Register's Office for said County; thence with the northerly margin of said Maxwell Road, as now located north 85 deg. 50' west 300 feet to the eastern boundary line of Lot No. 2 shown on said survey conveyed to William Anderson, thence with the line between said Lots Nos. 2 and 3, north 3 deg. 45' east 300 feet, more or less, to a point in the southerly margin of a 30 foot unnamed street, now called Stewart Street; thence with the same south 85 deg. 50' east 300 feet to the westerly margin of said Rucker Street; thence with same south 3 deg. 45' west 300 feet to the beginning.
Being the same property conveyed to Esteban Morales, Armando Guevara, Romulo Villatoro and Febe Villanueva, tenants in common with full right of survivorship, by deed of record in Instrument No. 20141113-0104706, Register's Office for Davidson County, Tennessee. Febe Villanueva now known as Febe Guevara.

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

This instrument is executed on behalf of Romulo Villatoro by Esteban Morales his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180420 0037344 , in the Register's Office for

unimproved ☑

This is improved ☐ property, known as 4052 Maxwell Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of April, 2018.

Esteban Morales

Armando Guevara

Romulo Villatoro BY

Romulo Villatoro by Esteban Morales, his atttorney in fact

Febe Guevara

Febe Guevara

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Esteban Morales, Armando Guevara and Febe ~~Villanueva~~ Guevara (LB.), with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20 day of April, 2018.

Notary Public
My Commission Expires: 6-1-19

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

On this the 18th day of April, 2018, before me personally appeared Esteban Morales, the person who executed the foregoing instrument on behalf of Romulo Villatoro and who acknowledged that he executed the same as the free act and deed of the said Romulo Villatoro through Power of Attorney granted him by the said Romulo Villatoro .

Notary Public
Commission Expires: 6-1-19

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019