Karen Johnson Davidson County
Batch# 193276 DEEDWARR
02/08/2019 09:36:39 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190208-0012135

#13692

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cesar Esteban Arredondo Becerra	Movement Mortgage	16500012100
(NAME)	(NAME)	
4266 Lavergne Couchville Pike	8024 Calvin Hall Rd.	16500004600
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(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, **David Adcock and Carolyn Adcock, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cesar Esteban Arredondo Becerra and Grace Michelle Arredondo, husband and wife,** 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:

Tract 1

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made March 11, 1946, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a stake in the West margin of Lavergne-Couchville Pike, a the Northeast corner of this tract and the Southeast corner of the land of Azilee Hill; thence with the West margin of the Couchville Pike, South 7 degrees West 601.6 feet to a stake along Vaughn's Northeast corner of a 1 acre tract; thence along Vaughn's North lane North 86 degrees 45' West 210 feet to a point at an inner corner of the land of J.E. Hill and continuing with said J. E. Hill's new line as follows: North 83 degrees West 100 feet to a stake North 2 degrees 45' West 587 feet to stake in the South line of the land of Azilee Hill; thence with the south line South 88 degrees 10' East 405.7 feet to the beginning.

Being the same property conveyed to David Adcock and wife, Carolyn Adcock, by deed of record in Instrument No. 20030509-0062532, Register's Office for Davidson County, Tennessee.

Tract 2

Beginning at a point in the northerly margin of the Old Hickory Boulevard thence along the northerly margin of same in a southwesterly direction 214 feet to a point; thence in a northerly direction 92 feet to a point in the northerly line of the easterly part of the land sold to J. E. Hill by deed of record in Book 515, page 134 of the Register's office for said county; thence along a fence line South 88 degrees East 214 feet to the point of beginning. The above tract being bounded on the west by the lands of J.E. Hill, on the north by the lands of Azille Hill and on the south by Old Hickory Boulevard.

Being the same property conveyed to David Adcock and wife, Carolyn Adcock, by deed of record in Instrument No. 20030509-0062531, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4266 Lavergne Couchville Pike, Antioch, TN 37013 and additional lot, TN

(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 7th day of February, 2019.

David Adcock

Carolyn Adcock

State of Tennessee
County of Davidson

Personally appeared before me David Adcock and Carolyn Adcock, 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 7th day of February, 2019.

Notary Public
My Commission Expires:

File No.: 13692

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020