WARRANTY DEED

Karen Johnson Davidson County
Batch# 355506 **DEEDWARR**
02/10/2020 08:26:48 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200210-0014717

W-SB-EXP-20-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022 (AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Refine, LLC	**New Owner**	
(NAME)	(NAME)	**133-13-0-096.00**
649 Glengale Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT JEFFERSON ADCOCK AND CARL JOSEPH ADCOCK, CO-TRUSTEES OF THE ESTATE OF PATRICIA C. ADCOCK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REFINE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 37 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Carl O. Campbell and wife, Thelma D. Campbell and Homer B. Adcock and wife, Patricia C. Adcock by Deed from Glenn Coble Coggin and wife, Barbara Watson Coggin, of record in Book 4324, Page 428, Register's Office for Davidson County, Tennessee, dated April 01, 1969 and recorded on April 10, 1969.

Being the same property conveyed to Homer B. Adcock and wife, Patricia C. Adcock by Quitclaim Deed from Carl O. Campbell and wife, Thelma D. Campbell, of record in Book 6730, Page 37, Register's Office for Davidson County, Tennessee, dated December 05, 1985 and recorded on December 09, 1985. The said Homer B. Adcock having since died leaving Patricia C. Adcock as surviving tenant by the entirety. The said Patricia C. Adcock having since died June 29, 2019 (See Docket #19P1357 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division)

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 2345, Page 514, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **514 Inwood Dr., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 5th DAY OF FEBRUARY, 2020.

Estate of Patricia C. Adcock

BY: _____
Robert Jefferson Adcock
Co-Executor

BY: _____
Carl Joseph Adcock
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT JEFFERSON ADCOCK, CO-EXECUTOR of the ESTATE OF PATRICIA C. ADCOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL JOSEPH ADCOCK, CO-EXECUTOR of the ESTATE OF PATRICIA C. ADCOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212