Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6127

Karen Johnson Davidson County
Batch# 358773 DEEDWARR
02/14/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20200214-0017275

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2020

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashleigh Deanna Caudill, Daniel James Rice, and James Rice, Jr. 7898 Greenbrier Road Nashville, TN 37080	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	009-00-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elizabeth J. Adcox,Widowed**** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel James Rice and Ashleigh Deanna Caudill, husband and wife, and James Rice, Jr., a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Tract of land consisting of 2.46 acres, on the Greenbrier Road, in the 14th Civil District of Davidson County, originally owned by Jerry R. Baxter.

Beginning at a spike in the center of Greenbrier Road, at the head of a small draw running South 5 degrees 15 minutes West 189.75 feet to a stake; thence South 7 degrees East 107.25 feet to a point in branch; thence running with the branch South 62 degrees 30 minutes East 49.5 feet; South 34 degrees 30 minutes East 91.68 feet, South 15 degrees East 97.35 feet to a point at the fork of two branches; thence running down the branch North 75 degrees 30 minutes East 190 feet to a stake this point being Baxter's Southwest corner; thence turning and running North 11 degrees 30 minutes West 450 feet with Baxter's West line to a stake which is Baxter's Northwest corner, this point being 3 feet East of a corner fence post; thence running due West 190 feet with Greenbrier Road, to the beginning.

Being the same property conveyed to Buford Ray Adcox and wife, Elizabeth J. Adcox by Warranty deed from Jerry A. Baxter and wife, Genivive Vanderford Baxter of record in Book 2452, page 505, Register's Office for Davidson County, Tennessee, dated October 01, 1955 and recorded on October 04, 1955.

**Buford Ray Adcox having since died March 08, 2005, leaving Elizabeth J. Adcox as surviving tenant by the entirely.

This Instrument executed on behalf of Elizabeth J. Adcox ("Principal") by Georgia Lanelle Craig pursuant to the Power of Attorney of record in Instrument Number 202002140017274, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **7898 Greenbrier Road, Nashville, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2020.
GRANTOR:

Elizabeth J. Adcox by Georgia Lanelle Craig her attorney in fact
Elizabeth J. Adcox by Georgia Lanelle Craig, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Georgia Lanelle Craig the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Elizabeth J. Adcox ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of February, 2020.

Notary Public
My Commission expires: _____

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

EXHIBIT "A"
TO Warranty Deed
From: Elizabeth J. Adcox
To: Ashleigh Deanna Caudill, Daniel James Rice, and James Rice, Jr.

STATE OF TENNESSEE
COUNTY OF Robertson
The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Vicki Young
Affiant

WITNESS my hand and seal at office this 13th day of February, 2020.

Notary Public
My Commission Expires: _____

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

202002140017275

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

