Davidson County DEEDWARR
Recvd: 07/03/01 18:09 2pgs
Fees:13.00 Taxes:610.50

20010703-0070983

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2001.

Notary Public H. Anthony Duncan

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher Nebel
5100 Regent Drive
Nashville, TN 37220

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
146-11-0-137.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel D. Cooper,** married, hereinafter referred to as Grantor, hereby transfers and conveys to **Christopher Nebel,** (unmarried) hereinafter referred to as Grantee, his heirs and assigns a 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. 3 on the Plan of Haileywood Estates, Section I, of record in Book 2330, page 57 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel D. Cooper by deed from John Denny Smitherman and wife Ruth K. Smitherman of record in Book 11510, page 447 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

Restrictive Covenants of Record in Book 2481, page 390, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 2330, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

Laura Cooper joins in the execution of this instrument for the purposes of conveying any and all interest she may have.

This is improved property known as 5100 Regent Drive, Nashville, TN 37220.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of June, 2001.

Joel D. Cooper

**Joel D. Cooper**

Laura Cooper

**Laura Cooper**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel D. Cooper and wife Laura Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2001.

Notary Public

11-18-01

My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

FIELD(6)