WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/08 13:18 2 pgs
Fees:13.00 Taxes:2708.40

20080430-0044051

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

File No.: 200801026

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Cooper and Vicki Cooper	Same	049-00-0-236.00
(NAME)	(NAME)	
3679 Knight Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37187		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Sheila Faye Lehrke, unremarried widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Cooper and wife,Vicki Cooper, 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:

Land in Davidson County, Tennessee, being a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated June 28, 1967, as follows:

Beginning at a stake in the center of Knight Road, at the southeast corner of the W. S. Miles property; thence with Miles' easterly line, as follows: north 0 degrees, 08' 30 " west along a fence, 436.46 feet to an iron stake; north 4 degrees 08' 20" west 115.44 feet to an iron stake; north 84 degrees 33' 20" east 16.23 feet to an iron stake; north 11 degrees 10' 10" east 322.17 feet to an iron stake; in the base of a 10 inch oak; north 6 degrees 14' 20" east 364.92 feet to an iron stake and hickory; north 44 degrees 25' 20" east 382.63 feet to an iron stake; north 36 degrees 09' 30" east 254.52 feet to a stake; north 48 degrees 03' 30" east 122.33 feet to a stake; north 53 degrees 07' east 51.12 feet to a stake; north 66 degrees 36' east 68.92 feet to a stake; north 80 degrees 56' 10" east 62.78 feet to an oak tree; thence along Cone's Property line, south 82 degrees 38' 30" east 252.75 feet to an iron stake in the base of a large oak; continuing along a fence, line, south 86 degrees 12' 40" east 1233.33 feet to an iron stake and fence corner; continuing with fence, south 3 degrees 42' 10" west 944.38 feet to an iron stake in base of box elder; thence along the line of the Fred Cobb property and with fence, north 87 degrees 14' west 656 feet to an iron stake; north 82 degrees 20' 50" west 391.90 feet to an iron stake; continuing with fence, South 6 degrees 30 minutes East 1070.68 feet to an iron stake, a corner of the K. J. Pomeroy property; thence with Pomeroy's line, South 64 degrees 28 minutes West, 120.50 feet to an iron stake; thence south 6 degrees 52 minutes west 449.90 feet to a stake in the center of Knight Road; thence with said Road, north 43 degrees 09 minutes west 271.65 feet to a spike in the center of said road; thence north 58 degrees 02 minutes west 869.80 feet to a point; thence south 82 degrees 53 minutes west 68 feet to a spike in the center of the Road; thence north 77 degrees 57 minutes west 132 feet to the beginning, containing approximately 77.04 acres, more or less.

Being part of the same property conveyed to W. Bruce Lehrke and wife, Sheila Faye Lehrke, by Installment Deed from Jack D. Henderson and wife, Frances C. Henderson, of record in Book 4456, page 428, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED DESCRIPTION BUT EXPRESSLY EXCLUDED IN THIS CONVEYANCE IS A PPROXIMATELY 3.2 ACRES DEED TO ELLEN LEHRKE BY W. BRUCE LEHRKE AND WIFE, SHEILA FAYE LEHRKE, OF RECORD IN BOOK 4803, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey dated August 25, 1973, made by Robert M. Dishner Engineer, as follows:

Beginning at a spike in the center of Knight Road, same being the southwesterly corner of the property herein described and the southwesterly corner of the property conveyed to W. Bruce Lehrke and wife by deed of record in Book 4456, page 428, Register's Office for Davidson county, Tennessee. Thence, north 0 degrees 08 minutes west 436.36 feet to an iron pin; thence, north 4 degrees 08 minutes west 22.0 feet to an iron pin; thence south 76 degrees 44 minutes east 348.9 feet to an iron pin set in concrete; thence south 10 degrees 57 minutes west 460.0 feet to a nail in cap in center of Knight Road; thence with said road, north 74 degrees 04 minutes west 60 feet, north 75 degrees 10 minutes west 68 feet and north 72 degrees 40 minutes west 132 feet to the beginning, containing 3.2 acres more or less.

Together with an easement for a water line across the premises as described in Book 4456, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellen Lehrke by deed from W. Bruce Lehrke and wife, Sheila Faye Lehrke of record in Book 4803, page 708, Register's Office for Davidson County, Tennessee. The said Ellen Lehrke having since died and vesting title in W. Bruce Lehrke under the Last Will and Testament of Ellen Lehrke of record in Will Book 206, page 722 in the Probate Court Clerk's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3679 Knight Road, Whites Creek, TN 37187

(House Number) (Street) (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 hand(s) this 30th day of April, 2008.

Sheila Faye Lehrke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheila Faye Lehrke, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of April, 2008.

AMANDA VAUGHN Notary Public DAVIDSON COUNTY State of Tennessee

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206