WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100064611 DEEDWARR
Recvd: 10/12/10 13:11 3 pgs
Fees:18.00 Taxes:170.20
20101012-0081709

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 7/24/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Cooper	Stephen D. Cooper	04700017300
(NAME)	(NAME)	
P O Box 120341		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David W. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen D. 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, described as follows:

BEGINNING at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast corner of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 deg. 04 min. 57 sec. West, 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast corner of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 deg. 56 min. 33 sec. West, 200.65 feet to an iron rod set; North 70 deg. 07 min. 43 sec. West, 1306.76 feet to an iron rod set; North 21 deg. 59 min. 38 sec. East, 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to pints as follows: South 70 deg. 17 min. 09 sec. East, 147.00 feet to an existing iron pipe; South 70 deg. 06 min. 39 sec. East, 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 deg. 59 min. 37 sec., West, 100.04 feet to an existing iron rod; South 70 deg. 05 min. 13 sec. East, 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darin Christy, R.L.S. No. 1821, P. O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to Gary L. Smith by Quitclaim Deed from David W. Smith and wife, Wynema Brown Smith, recorded in Instrument No. 20080117-0005606, Register's Office for Davidson County, Tennessee. Further quitclaimed to David W. Smith by Quitclaim Deed from Gary L. Smith of record in Instrument # 20101012-0081707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 0 Old Hickory Blvd., Ashland City, TN 37015

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, has 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 our hands this **22nd** day of **September, 2010**

David W. Smith

David W. Smith

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, **David W. Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **September, 2010**

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 1/24/2013