WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/11 09:00 3 pgs
Fees:18.00 Taxes:976.80
20111227-0100366

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

W. P. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **21st** day of **November, 2011**

Dawn D. Chase
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Prentice Cooper, III		16400017100
(NAME) 122 Prospect Hill Dr.	(NAME) Same	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, WE, **Robert Buckley and wife, Audrey B. Buckley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Prentice Cooper, III**, hereinafter called the 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, near LaVergne, Tennessee, and described according to a copy of a survey thereof made January 23, 1939 by John Wilkes, Civil Engineer, as follows:

Beginning at a point in the center line of Murfreesboro Pike at the north corner of that part of the original tract of 136 acres conveyed to RJ Young by deed of record in Book 566, page 268, Register's Office for said County, lying on the southwesterly side of the said Pike; thence with the center of said Pike; South 44 ½ deg. East 765 feet to a point; thence leaving said Pike South 56 deg. West 827 feet to a point; thence North ½ deg. East 742 feet and North 19 deg. East 283 feet to a center line of Murfreesboro Pike, the point of beginning, containing 8 acres, more or less.

Being the same property conveyed to Robert G. Buckley and wife, Audrey B. Buckley by Warranty Deed from Christine McFarlin Bess, Executrix and Trustee under the Last Will and Testament of Nellie Gray M. Martin, dated December 3, 1984 and filed of record on December 11, 1984 in Book 6445, page 328, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Audrey B. Buckley by Quitclaim Deed from Robert G. Buckley dated November 29, 2001 and filed of record on December 4, 2001 in Instrument Number 20011204-0133233, Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed by Audrey B. Buckley to the State of

Tennessee by Warranty Deed dated 4/10/03 of record in Instrument No. 20030416000494, said Register's Office, being more particularly described as follows:

Beginning at a point in the existing southwest margin of State Route 1 (US 41/70S), said point being 49.22 feet right of proposed centerline of State Route 1 (US 41/70S) Station 23+82.45; thence South 39 deg. 37 min. 01 sec. East 52 feet, more or less, to a point, said point being 49.11 feet right of proposed centerline of State Route 1 Station 24+35.00; thence S 50 deg. 29 min. 53 sec. West 50.00 feet to a point, said point being 99.11 feet right of proposed centerline of state Route 1 station 24+35.00; thence N orth 39 deg. 37 min. 01 sec. West 27.33 feet to a point, said point being 99.17 feet right of the proposed centerline of State Route 1 Station 24+07.67; thence North 23 deg. 42 min. 04 sec. East 55.96 feet to the point of beginning, containing 1997 square feet.

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 3647 Murfreesboro Pike, Antioch, TN 37013

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 21 day of **November, 2011**

Robert Buckley

Audrey B. Buckley

STATE OF FL
COUNTY OF LEE

Personally appeared before me, the undersigned authority, **Robert Buckley and wife, Audrey B. Buckley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of **November, 2011**

Notary Public

My commission expires: _____

MICHAEL A DECARVALHO
Notary Public - State of Florida
My Comm. Expires Nov 17, 2014
Commission # EE 42967
Bonded Through National Notary Assn.

I, Dawn D Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).