BILL GARRETT, Davidson County
Trans:T20120018489 DEEDWARR
Recvd: 03/14/12 08:21 2 pgs
Fees:13.00 Taxes:462.50
20120314-0021743

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Robert Cooper
804 Old Coach Place
Hermitage, TN 37076

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 064-12-0-A
PARCEL 804.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Leroy C. King, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Cooper and wife, Patti 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 804 of Fox Run First Revision, Part of Section 2, as of record in Plat Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Leroy C. King and wife, Dorothy L. King, by Warranty Deed from Robert L. Jackson and wife, Alice Jackson, dated September 25, 2009 and filed of record in Instrument No. 20090929-0090479, Register's Office for Davidson County, Tennessee. The said Dorothy L. King has since died.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5535, Page 713, corrected in Book 5895, Page 516, and in Book 5936, Page 301, amended in Book 6370, Page 817, Book 8510, Page 2, and in Book 8510, Page 95; ByLaws of record in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, and in Book 8510, Page 100; Charter of record in Book 5208, Page 188; Right of Way Easement in favor of First Suburban Water Utility District of Davidson County, Tennessee of record in Book 8035, Page 646; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 357, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **804 Old Coach Place Hermitage, TN 37076.**

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 our hands this 5th day of March, 2012.

Leroy C. King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leroy C. King, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY