BILL GARRETT, Davidson County
Trans:T20120067392 DEEDWARR
Recvd: 09/07/12 14:38 2 pgs
Fees:13.00 Taxes:944.61

20120907-0081415

WARRANTY DEED

R-BR-12-8027

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,300.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey D. Cooper	BANCORPSOUTH BANK	12700004100
5125 English Village Drive (ADDRESS)	(NAME) PO Box 3356 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Tupelo, MS 38803-3356 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM G. WALDEN AND WIFE, PAMELA N. WALDEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASEY D. COOPER AND WIFE, MARY KATIE COOPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE; BEING PART OF AN ORIGINAL TRACT OF 108.5 ACRES CONVEYED TO AGNES HOWS ARCHEY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY S. H. HUTCHISON, OCTOBER 1956, AND ALSO DESCRIBED ACCORDING TO A SURVEY MADE BY BOB CUMMINGS, LAND SURVEYORS, DATED MARCH 2, 1987, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF U. S. HIGHWAY #70 SOUTH, ALSO KNOWN AS HIGHWAY 70 SOUTH (HWY 70 S), AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO FRED G. HILLS, JR. AND WIFE, BY DEED FROM AGNES HOWS ARCHEY OF RECORD IN BOOK 2449, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG HILL'S EAST LINE AND ALONG HIS LINE IF EXTENDED, SOUTH 44 DEGREES 30 MINUTES WEST 890 FEET TO A STAKE; THENCE SOUTH 54 DEGREES EAST 196 FEET TO A STAKE WITH ELM POINTERS; THENCE NORTH 44 DEGREES 30 MINUTES EAST 886 FEET TO THE CENTER LINE OF SAID U. S. HIGHWAY #70 SOUTH, ALSO KNOWN AS HIGHWAY 70 SOUTH (HWY 70 S); THENCE WITH THE CENTER LINE OF THE SAME, AS FOLLOWS: NORTH 52 DEGREES WEST 100 FEET; NORTH 53 DEGREES WEST 100 FEET TO THE POINT OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. WALDEN AND PAMELA N. WALDEN BY DEED FROM CHARLES A. GRAHAM AND WIFE, SUZANNE B. GRAHAM OF RECORD IN BOOK 7162, PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 3, 1987.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8027 Highway 70 S, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2012.

William G. Walden

Pamela N. Walden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Walden and Pamela Walden, the within named bargainor, 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 the 31st day of August, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903