THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060177** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $163,800.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Gerald Saunders Cooper and Jordan Cooper 3238 Lakeshore Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 054-13-0 021.00 054-13-0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel R. Combs and wife Claire A. Combs** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Cooper and Gerald Saunders Cooper, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1-Map 54-13-0-021.00: Land in Davidson County, Tennessee, being parts of Lots Nos. 14 and 15, Section 2, Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property known as Dupontonia, as of record in Book 843, Page 56, Register's Office for said County, more particularly described according to a copy of a survey thereof made by N. G. Jenkins, Surveyor, dated September 12, 1953, as follows: Beginning at a point, iron pin, in the center line of Pitts Avenue, 766.7 feet from the North right-of-way line of Old Hickory Boulevard; thence N 31 deg. 20' W 190 feet to an iron pin in the line between Lots Nos 14 and 15; thence with said line, N 44 deg. 20' W 48 feet to an iron pin; thence N 46 deg. 55' E 121.5 feet to an iron pin; W. M. Carter's Northwest corner; thence with Carter's Southwesterly line S 43 deg. 54' E 68 feet to an iron pin; continuing with said Carter's line, Southeastwardly 200 feet to the center line of Pitts Avenue, the Southernmost corner of the property conveyed to Willis M. Carter and wife, by deed of record in Book 1755, Page 483, said Register's Office; thence with the center line of said Avenue, S 67 deg. 00'W 110 feet to the beginning.

Tract 2-Map 54-13-0-020.00: Land lying in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 14, Life and Casualty Subdivision, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin 248 feet from the Northwesterly margin of Pitts Avenue and thence North 44 Degrees 20' West 298.5 feet to an iron pin; thence North 29 degrees 40' East 129 feet to a point; thence South 43 degrees 52' East 347 feet to an iron pin; thence South 46 degrees 55' West 121.5 feet to the point of beginning, bounded on the Southwest by Barnes, on the Northwest by Boyd, on the Northeast by Crawford and on the Southeast by Winchester.

Being the same property conveyed to Daniel R. Combs and wife Claire A. Combs by Warranty Deed from Marilyn J. Kummer, recorded on the 30th day of August, 2010 in Instrument No. 20100830-0068650, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130062219 DEEDWARR
Recvd: 07/22/13 12:44 2 pgs
Fees:13.00 Taxes:606.06
20130722-0075537

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIFE & CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS & ELLIOTT PROPERTY KNOWN AS DUPONTONIA, as recorded in Plat Book 843, Page(s) 56.

This is improved property located at 3238 Lakeshore Drive Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2013.

Daniel R. Combs

Claire A. Combs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Combs and Claire A. Combs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014