Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans: T20130099306 DEEDWARR
Recvd: 11/22/13 11:17 2 pgs
Fees: 13.00 Taxes: 1276.13

20131122-0120456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $344,900.00

Affiant

Subscribed and sworn to before me, this 20th day of November 2013.

Notary Public
My commission expires: 1-11-17

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leonard Long	F+M Bank	180020A09600CO
1217 Beech Hollow Dr.	10 Cadillac Dr. Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Alan D. Cooper and wife Lisa A. Cooper hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Leonard Long and Barbara Long, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55, of Section Two, The Ridge at Stone Creek Park, as shown by plat of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan D. Cooper and Lisa A. Cooper, husband and wife by deed dated June 21, 2011 from Christopher J. Richardson and wife Michelle Richardson of record in Instrument No. 20110622-0047709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of The Ridge at Stone Creek Park, Section Two, of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10324 page 365 and amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705 and in any allied instruments(s) referred to in said restrictions. 4) Charter for The Ridge at Stone Creek Park Homeowners Association of record in Book 10324 Page 358 5) Easement as set forth in instrument recorded in Book 10716 Page 596 9) Ingress/Egress Easement as shown of record in Deed Book 5552, page 859, Register's Office for said county 6) Stormwater Detention Agreement of record in Instrument No. 200205280064318, Register's Office for Said County. 11)

This property is improved property known as 1217 Beech Hollow Drive, Nashville,, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18 day of November, 2013.

Alan D. Cooper

Lisa A. Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan D. Cooper and Lisa A. Cooper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of November, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07934