BILL GARRETT, Davidson County
Trans:T20130100031 DEEDWARR
Recvd: 11/26/13 10:30 3 pgs
Fees:18.00 Taxes:1498.50
20131126-0121295

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McCoy and wife, Susan McCoy	SAME AS NEW OWNERS (NAME)	P/O 01200001000
1921 Baker Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Alice M. Smith Bypass and Trust and The Alice M. Smith Tennessee Bypass Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David McCoy and wife, Susan McCoy, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY J. R. WAUFORD & COMPANY, DATED APRIL 19, 1952, AS FOLLOWS:

BEGINNING AT A STAKE IN THE CENTER LINE OF BAKER'S CREEK ROAD AT THE COMER OF THE TRACTS MARKED "W. E. NICKS AND J, H. WOODALL" ON SAID SURVEY; THENCE ALONG THE CENTER LINE OF SAID LOT BEING THE CENTER OF AN OLD ABANDONED RAILROAD RIGHT-OF-WAY NORTH 56° 57' WEST 900 FEET TO A STAKE; THENCE WITH A FENCE LINE NORTH 19° 23' EAST 434,1 FEET TO A. STAKE AT A TURN IN SAID FENCE; THENCE, CONTINUING WITH THE FENCE NORTH 70° 30' WEST 198,5 FEET TO A 24' HACKBERRY IN JAMES PATTON'S TRACT; THENCE, ALONG PATTON'S LINE AND WITH A FENCE LINE NORTH 21° 14' EAST 573.1 FEET TO A STAKE AND NORTH 15 0 46' WEST 271,1 FEET TO A STAKE IN THE SOUTHERLY MARGIN OF THE L & N RAILROAD RIGHT-OF-WAY; THENCE, ALONG SAID RIGHT-OF-WAY WITH A FENCE SOUTH 61° 44' EAST 1327,4 FEET TO A STAKE AT THE COMMON CORNER OF THE TRACTS MARKED "J. H. WOODALL AND W.E. NICKS"; THENCE, WITH THE LINE BETWEEN WOODALL AND NICKS' TRACTS SOUTH 24° 03' WEST 1241 FEET TO AN IRON PIN AND CONTINUING IN THE SAME DIRECTION 109 FEET TO THE BEGINNING, AND CONTAINING 30 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM:

BEING A TRACT OF LAND IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO JIMMY M. SMITH JR & DAVID A. SMITH ET AL, TRUSTEES IN QC 20111222, 0100122 RODCT MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 6/04/13 BY TOMMY E. WALKER, R.L.S. #1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF BAKER ROAD, SAID PIN BEING THE MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO STEVEN A. PIPPIN, ETUX (DB 11,455, PG 183 RODCT); THENCE WITH SAID MARGIN N 56 38'43" W, 480.61' TO AN IRON PIN; THENCE NOW LEAVING SAID MARGIN WITH A NEW LINE N 15 07'00" E, 419.80' TO AN IRON PIN; THENCE S 61 45'05" E, 541.23' TO AN IRON PIN IN THE WESTERLY LINE OF SAID PIPPIN; THENCE WITH THE SAME S 24 05'31" W, 453.10' TO THE POINT OF BEGINNING CONTAINING 5.007 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES M. SMITH, JR. AND DAVID A. SMITH, TRUSTEES OF THE ALICE M. SMITH BYPASS TRUST AND THE ALICE M. SMITH TENNESSEE BYPASS TRUST AND TO JAMES M. SMITH, JR. AND DAVID A. SMITH, TRUSTEES OF

WARRANTY DEED
(Continued)

THE ALICE M. SMITH TENNESSEE BYPASS TRUST BY DEED OF RECORD IN INSTRUMENT NO. 20111222-0100122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2014 TAXES, AND SUBSEQUENT YEARS.

GRANTEES SHALL BE RESPONSIBLE FOR ANY "ROLL BACK" TAXES.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1921 Baker Road, Goodlettsville, TN 37072
(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 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 my/our hand(s) this 20th day of November, 2013.

The Alice M. Smith Bypass Trust

BY: James M. Smith Trustee
James M. Smith, Jr. Trustee

David A. Smith Trustee
David A. Smith, Trustee

The Alice M. Smith Tennessee Bypass Trust

BY: James M. Smith Trustee
James M. Smith, Jr., Trustee

David A. Smith Trustee
David A. Smith, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Smith, Jr. and David A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Alice M. Smith Bypass Trust, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15th day of November 15, 2013.

Mary Birthright
Notary Public

My Commission Expires:11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

(Seal)

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Smith, Jr. and David A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Alice M. Smith Tennessee Bypass Trust, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15th day of November 15, 2013.

Notary Public

My Commission Expires: 11/3/15

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072