BILL GARRETT, Davidson County
Trans:T20130107972 DEEDWARR
Recvd: 12/31/13 10:29 2 pgs
Fees:13.00 Taxes:388.50

20131231-0131135

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2013.

Notary Public
My commission expires: 9-20-2014

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

03-1312-38096

Address of New Owner:	Send Tax Bills to:	Tax Information
Stanley Freerksen, Jr.	Stanley Freerksen, Jr.	38-00-0-144 and
3636 Alessio Road	4132 E. 23rd Street	38-00-0-189
Whites Creek TN 37189	Des Moines, IA 50317	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy J. Cooper and Vicki A. Cooper, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stanley Freerksen, Jr. and wife, Lisa Kathryn Freerksen**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1:
Land located in the 14th District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an iron pin S.E. corner of W. D. Harris land; and in north margin of Alessio Road; thence with said Harris line N. 8 degrees 45' W. 167.7 feet to an iron pin; N 4 degrees 55' E. 97 feet to an iron pin; thence N. 46 degrees 27' E. 341 feet to an iron pin, B. F. True's S. W. corner; thence with True's W. line N. 3 degrees 18' W. 480 feet to an iron pin; thence N 84 degrees 58' W. 650 feet to an iron pin; thence S. 3 degrees 38' W. 252.5 feet to an iron pin, N.E. corner of land now owned by Charles F. Birk; thence continuing with line of land now owned by Charles F. Birk, S. 7 degrees 08' E. 199 feet to an iron pin, and S. 9 degrees 15' E. 427.5 feet to an iron pin in the G. B. Briggs' N. line; thence with Briggs' line, N. 89 degrees 30' E. 165.5 feet to an iron pin, and 5.20 degrees 28' W. 239 feet to an iron pin in N. line of Alessio Road; thence with N. line of said road N. 76 degrees 05' E. 299.5 feet in the beginning.

For informational purposes only: prior deed references subject property to contain 12.46 acres.

Tract 2:
Land located in the 1st Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an existing pin in the northerly margin of Alessio Road, said pin being a common corner of Timothy Cooper in Instrument No. # 20070622-0074578, Register's Office for Davidson County, Tennessee and the most southeast corner of herein described tract; Thence now leaving said margin with said Cooper for the next two calls: N 21 degrees 05' 09" E, 237.78 feet to an existing iron pin at a corner post, thence N 89 degrees 52' 58" W, 164.04 feet to an existing iron pin at a Tee post; Thence now leaving said Cooper with a new line S 09 degrees 15" 00" W, 235.59 feet to a set iron pin in the northerly margin of said Alessio Road; Thence with said margin N 75 degrees 43' 20" E, 41.92 feet to the point of beginning, according to a survey dated 10/2/2007, by Tommy E. Walker RLS TN # 1465.

For informational purposes only: prior deed references subject property to contain .531 acres.

Being the same property conveyed to Timothy J. Cooper and Vicki A. Cooper, husband and wife by deed from Charles F. Birk and Thelma D. Birk, husband and wife, dated June 18, 2007, recorded June 22, 2007, of record in Instrument No. 20070622-0074578, Register's Office for Davidson County, Tennessee, (as to Tract 1).

And being the same property conveyed to Timothy J. Cooper and Vicki A. Cooper, husband and wife by deed from John W. Guye, Sr. and wife, Brenda J. Guye, dated October 11, 2007, recorded October 17, 2007, of record in Instrument No. 20071017-0123205, Register's Office for Davidson County, Tennessee, (as to Tract 2).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3636 Alessio Road, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of December, 2013.

Timothy J. Cooper

Vicki A. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy J. Cooper and Vicki A. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.