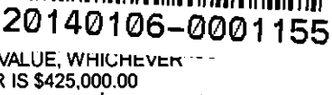


BILL GARRETT, Davidson County
Trans:T20140000909 DEEDWARR
Recvd: 01/06/14 11:50 3 pgs
Fees:17.00 Taxes:1572.50



20140106-0001155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF JANUARY, 2014.

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
Glenn F. Nabors, Sr. and wife, Nancy B. Nabors, a 50% undivided interest, and Glenn F. Nabors, Jr. and wife, Sharon L. Nabors, a 50% undivided interest	Same as new owner	02600007800
	(NAME)	
1015 Hunt Lane		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 David L. Cooke and Patricia A. Cooke, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glenn F. Nabors, Sr. and wife, Nancy B. Nabors, a 50% undivided interest, and Glenn F. Nabors, Jr. and wife, Sharon L. Nabors, a 50% undivided interest, 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 SURVEY MADE BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED AUGUST 16, 1962, AND SEPTEMBER 7, 1962, AS FOLLOWS;

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF GALLATIN ROAD, BEING HIGHWAY 31-E SAID POINT OF BEGINNING ESTABLISHED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF SAID ROAD AT THE WESTERLY APPROACH TO THE BRIDGE CROSSING MANSKER'S CREEK; THENCE WITH THE CENTER OF SAID MARGIN, WESTERLY 900 FEET TO THE POINT; THENCE AT RIGHT ANGLES TO THE CENTER OF SAID ROAD; NORTH 6 DEGREES 29' WEST 69 FEET TO THE POINT OF BEGINNING; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, SOUTH 83 DEGREES 31' WEST 100 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY MARGIN NORTH 6 DEGREES 29' WEST 300 FEET TO A POINT; THENCE NORTH 83 DEGREES 31' EAST 100 FEET TO A POINT; THENCE SOUTH 6 DEGREES 29' EAST 300 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING EASEMENTS ARE HEREIN CONVEYED AS PART OF THIS CONVEYANCE;

EASEMENT NO. I: A TRACT OR PARCEL OF LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: A TWENTY (20) FOOT EASEMENT ACROSS A PORTION OF PARCEL 69, MAP 26, AND BEGINNING AT A POINT APPROXIMATELY 50 FEET WEST OF THE NORTHWEST CORNER OF PARCEL 65, MAP 26, AND THE CENTER LINE OF SAID EASEMENT CONTINUING IN A NORTHEASTERLY DIRECTION TO WHERE SAID CENTER LINE OF SAID EASEMENT CROSSES THE EASTERLY LINE OF PARCEL 69, MAP 26, INTO PARCEL 62, MAP 26, AT APPROXIMATELY 50 FEET FROM THE NORTHEAST CORNER OF PARCEL 65. (THIS EASEMENT IS SUBJECT TO EASEMENT CONTRACT OF RECORD IN BOOK 4344, PAGE 113.)

EASEMENT NO. II: A TRACT OR PARCEL OF LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEAST CORNER OF PARCEL 65, MAP 26, AND PROCEEDING IN AN EASTERLY DIRECTION 200 FEET TO A POINT, SAID POINT BEING 300 FEET FROM THE MARGIN OF GALLATIN ROAD; THENCE SOUTH 83 DEGREES 31' 300 FEET TO A POINT; THENCE PARALLEL WITH THE 200 FOOT LINE WESTWARDLY 200 FEET TO THE EASTERLY LINE OF PARCEL 69, MAP 26 AND FOLLOWING SAID

WARRANTY DEED
(Continued)

LINE SOUTHERLY SOUTH 83 DEGREES 31' TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF PARCEL 65, MAP 26. (THIS EASEMENT IS SUBJECT TO EASEMENT CONTRACT OF RECORD IN BOOK 4344, PAGE 113.)

BEING THE SAME PROPERTY CONVEYED TO DAVID L. COOKE AND PATRICIA A. COOKE, HUSBAND AND WIFE, BY DEED FROM JIMMY L. NEVIUS AND KAREN L. NEVIUS, HUSBAND AND WIFE, OF RECORD IN BOOK 9586, PAGE 238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) PROPERTY TAXES FOR THE CURRENT YEAR, SAID TAXES BEING PRORATED AND PAYMENT OF SAME BEING ASSUMED BY THE GRANTEES; 2) EASEMENT CONTRACT GRANTED BY SALLIE F. DUFFS TO STATEWIDE ENTERPRISES, INC., FOR SUCH PERIOD OF TIME AS THE PROPERTY (PARCEL 65) DOES NOT HAVE A SEWER SUPPLIED BY THE METROPOLITAN GOVERNMENT" OF RECORD IN BOOK 4344, PAGE 115, AS RERECORDED IN BOOK 4344, PAGE 530, SAID REGISTER'S OFFICE 3) EASEMENT CONTRACT GRANTED BY JOE H. CORLEY TO STATEWIDE ENTERPRISES, INC., "FOR SUCH PERIOD OF TIME AS THE PROPERTY (PARCEL 65) DOES NOT HAVE A SEWER SUPPLIED BY THE METROPOLITAN GOVERNMENT . MAP 26, FOR THIS EASEMENT AND THE NEW LOCATION SHALL BE ACCEPTABLE TO THE METROPOLITAN GOVERNMENT." AS OF RECORD IN BOOK 4344, PAGE 113, AS RE-RECORDED IN BOOK 4344, PAGE 532, SAID REGISTER'S OFFICE; 4) EASEMENT NO. I AND EASEMENT NO. II DESCRIBED IN A DEED OF RECORD IN BOOK 6156, PAGE 701, SAID REGISTER'S OFFICE. SAID EASEMENTS NO. I AND NO. II ARE "SUBJECT TO EASEMENT CONTRACT OF RECORD IN BOOK 4344, PAGE 113" ; 5) WATER LINE AGREEMENT APPEARING IN A DEED AS RERECORDED IN BOOK 3994, PAGE 594, SAID REGISTER'S OFFICE, WHICH STATES "THERE IS A WATER LINE ACROSS THIS PROPERTY, BUT IT IS AGREED BY GRANTOR AND GRANTEE THAT THE LINE CAN BE MOVED TO ANY AREA OF PROPERTY AS LONG AS THE WATER IS MADE AVAILABLE."; 6) SUBJECT TO BUILDING SETBACK LINE AND CONDITIONS OF SURVEY BY WM. COLLIER PARRISH ASSOCIATES AND REFERRED TO IN BOOK 4314, PAGE 399, SAID REGISTER'S OFFICE; 7) CLEARANCE PERMIT GRANTED TO TENNESSEE ELECTRIC POWER CO., OF RECORD IN BOOK 980, PAGE 583, SAID REGISTER'S OFFICE.

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

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

unimproved ( )
This is improved (X) property, known as 2418 Gallatin Pike North, Madison, TN 37115
(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 3rd day of January, 2014.

WARRANTY DEED
(Continued)

David L. Cooke

Patricia A. Cooke

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Cooke and Patricia A. Cooke, husband and wife the herein 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, this the 3rd day of January, 2014.

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