BILL GARRETT, Davidson County
Trans:T20140004014 DEEDWARR
Recvd: 01/17/14 13:59 2 pgs
Fees:13.00 Taxes:899.10
20140117-0004963

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1436

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jo Reba Cope, a widow,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Alan Cope and Kristy Lea Cope, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 18, 1981, and known as Job No. 81-023 as follows:
Beginning at an iron pin, said point of beginning being the S.W. corner of this tract and the N.W. corner of the R.F. Brown land of record in Deed Book 5406, Page 438, Register's Office Davidson County, Tennessee; thence with a fence and the northerly line of said Brown land S. 77° 29' 44" E. 447.53 feet to an iron pin by others, said iron pin being the N.W. corner of a 0.81 acre tract established as an easement for Joint Right-of-Way in Deed Book 5384, Page 572, Register's Office Davidson County, Tennessee, for the herein described tract and the land of Fred E. Malone of record in Deed Book 5384, Page 572, Register's Office Davidson County, Tennessee; thence with the northerly line of the aforesaid Joint Right-of-Way S. 79° 33' 48" E. 50.00 feet to a nail set in the centerline of an existing gravel drive; thence with the center of said drive and the center of a 50' Joint use Ingress and Egress easement the following five calls: N. 17° 00' 16" W. 201.29 feet to a point; thence N. 06° 08' 51" W. 92.98 feet to a point; thence N. 06° 03' 09" E. 243.59 feet to a point; thence N. 17° 18' 47" E. 55.40 feet to a point; thence N. 44° 46' 49" E. 72.48 feet to an iron pin; thence leaving the center of said drive and easement N. 23° 51' 26" W. 123.12 feet to an iron pin; thence N. 55° 28' 43" W. 228.90 feet to an iron pin; thence S. 64° 24' 02" W. 134.15 feet to an iron pin in a fence line, and the line of the William E. Lane land of record in Deed Book 3984, Page 888, Register's Office Davidson County, Tennessee; thence with Lane's line and said fence S. 12° 16' 50" W. 375.59 feet to an existing iron pin; thence leaving Lane's line and with the line of the H.L. Ridding Land of record in Deed Book 1877, Page 165, Register's Office Davidson County, Tennessee, and a fence S. 11°44' 08" W. 350.23 feet to the point of beginning, containing 6.69 acres more or less.

Conveyed herewith are all applicable easements and rights for ingress and egress to said tract.

Being the same property conveyed to Robert F. Cope and wife, Jo Reba Cope, by deed from William N. Gore, Jr. and wife, Mary A. Gore, dated March 11, 1981, of record in Book 5719, page 848, Register's Office for Davidson County, Tennessee. Robert F. Cope is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 721 Dry Creek Road, Goodlettsville, TN, 37072.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of January, 2014.

Jo Reba Cope

Jo Reba Cope

State of Tennessee)
County of Davidson)

On this 13th day of January, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jo Reba Cope, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 243,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of January, 2014.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Alan Cope 721 Dry Creek Road Goodlettsville, TN 37072	New Owner	24-152.00