THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER OF THIS INSTRUMENT SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

New Owner:	Send Tax Bill To:	Map-Parcel
Daniel J. Cooper	New Owner	30-71
6847 Old Hickory Blvd.		
Whites Creek, TN 37189		

BILL GARRETT, Davidson County
Trans:T20140031314 DEEDQC
Recvd: 05/06/14 15:55 2 pgs
Fees:12.00 Taxes:0.00
20140506-0038669

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken, PLLC
846 Conference Drive
Suite 4
Goodlettsville, TN 37072

STATE OF Tennessee

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

_____
Affiant

Subscribed and sworn to before me, this the _____ day of _____, 2014.

_____
Notary Public
My commission expires:

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Holly K. Cooper "Grantor" by these presents, does hereby quitclaim and convey unto Daniel J. Cooper, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

A tract of land containing 40.17 acres, more or less, in the 14th Civil District of Davidson County, Tennessee, being known as part of the Gifford Farm and described according to a copy of a survey thereof made April 9, 1948, by Z.J. Wilkinson, Surveyor and described as follows:

Beginning at a point in the centerline of a branch near the North margin of an unnamed road shown on said Wilkinson's survey, being 30 feet Northwest of the junction of two drains; thence, North 47°45' East 1140 feet to a point, the location of a former stump, 41 feet East of a wire fence being Gilliam's corner; thence along his line North 12°15' West 1450 feet to a stone and walnut in a fence; thence North 17° West 360 feet to a point, which is 21-feet East of a fence corner; thence South 89°30' West along a fence 650 feet to a 26-inch black oak tree; a corner of the land that was conveyed to Carney by deed of record in Book 476, page 109, Register's Office for said County; thence along Carney's East line South 32°30' East 720 feet to a stake which is 6 feet Southeast of a hackberry tree on a ridge, Carney's corner; thence with Carney's South line South 88°30' West 480 feet to a corner, 20 feet North of a beech tree in hollow, another Carney corner; thence along Carney's line South 4°30' West passing a beech tree, in a of 983 feet to a cedar tree, Carney's corner; thence South 84° 910 feet to a stone in a drain which is 21 feet West of a well; thence down said drain South 14°30' West 200 feet, South 23° West 160.6 feet, South 48°30' West 100 feet, South 26°15' West 520 feet to the center line of the branch above mentioned; thence with the centerline of the same South 57° East 100 feet, South 41° East 200 feet to the point of beginning, containing 40.17 acres, more or less.

Ingress/egress is over and upon a private road in existence for over sixty years running from the aforementioned property to Old Hickory Boulevard over the lands of various individuals which ingress/egress easement is referred to in numerous Deeds of record in Book 3373, page 38, Book 3797, page 649, Book 3797, page 684, Book 3254, page 159 and 161, said Register's Office.

BEING the same property conveyed to Daniel J. Cooper and wife, Holly K. Cooper from Arthur "Butch" Moreland, J.L. Bush, Wilton Bush, and Ida Lou Sherrill, all the Heirs at Law of Reba Louise Moreland (also known as Louise B. Moreland) deceased, by Deed dated October 25, 2007, as Instrument No. 200710029-0127547, in the Register's Office for Davidson County, Tennessee.
Said **property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.**

The subject property is __X__improved / ____unimproved property commonly known as: 6847 Old Hickory Blvd., Whites Creek, TN 37189

Witness my hand this 28th **day of** April, **2014.**

Grantor – Holly K. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Holly K. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th **day of** April, **2014.**

Notary Public Tyler Keckley

My Commission Expires June 21, 2015

TYLER KECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY