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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061263** Mail Jim R. Vanderpool, P.C. 256 Seaboard Lane, Suite G-104 Franklin, TN 37067	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $184,900.00 Rachel C Smith Affiant Subscribed and sworn to before me, this 4th day of August, 2014. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jon Cooley and Theresa Cooley 7340 Middlebrook Cir Nashville, TN 37221	New Owner	Tax Parcel ID No. 126-15-0B-204.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel C. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theresa A. Cooley and Jon K. Cooley, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 99, SECTION 2, LEXINGTON POINT, as shown on plat of record in Instrument No. 20010515-0049954, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Douglas Michael Smith, unmarried to Rachel C. Smith, unmarried as recorded on the 8th day of May, 2014 in Instrument No. 20140508-0039345 and Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Rachel C. Smith and Douglas Michael Smith, wife and husband as recorded on the 4th day of April, 2002 in Instrument No. 20020404-0040846, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, LEXINGTON POINT, as recorded in Instrument No. 20010515-0049954.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20001018-0103445, Annexation of Section 2 recorded at Instrument No. 20010522-0052909, re-recorded at Instrument No. 20020214-0019754.

Charter of Lexington Point Homeowners Association, Inc. recorded at Instrument No. 20001020-0104424.

BILL GARRETT, Davidson County
Trans:T20140057441 DEEDWARR
Recvd: 08/06/14 13:11 2 pgs
Fees:13.00 Taxes:684.13
20140806-0070732

Easement for Transmission Line, recorded in Book 4230, Page 987.
Easement for Public Utilities, recorded in Book 7601, Page 404.

Easement for BellSouth Telecommunications, recorded in Instrument No. 20010329-0030190.

Easement for Ingress and Egress, recorded in Book 11669, Page 837.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020729-0090372.

This is improved property located at 7340 Middlebrook Cir Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2014.

Rachel C Smith

Rachel C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel C. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015