Davidson County DEEDQC
Recvd: 08/13/14 13:37 7 pgs
Fees:37.00 Taxes:0.00
20140813-0073189

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (AEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Andrew Harrison 1023 Scruggs Rd. Joelton, TN 37080	Same	A portion of Map 9, Parcel 21.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN H. ARMSTRONG, III, as successor trustee to Betty Joyce Cooper, deceased, of the COOPER REVOCABLE LIVING TRUST U/A/D JUNE 26, 2000, and not further or otherwise, hereby quitclaims and conveys to ANDREW HARRISON ("Grantee"), and his heirs and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of August, 2014.

COOPER REVOCABLE LIVING TRUST

By: John H. Armstrong, III, Trustee

John H Armstrong III

[Signatures Continue on Following Page.]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, JOHN H. ARMSTRONG, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged himself to be the Trustee of the COOPER REVOCABLE LIVING TRUST, and that he as such Trustee, being duly authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Trust by himself personally as such Trustee.

WITNESS my hand at office, this 25th day of July, 2014

Blaine Smith
Notary Public

My Commission Expires: 6-21-2016

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 21, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

John H. Armstrong III
Affiant

Subscribed and sworn to before me, this 25th day of July, 2014.

Blaine Smith
Notary Public

My Commission Expires: 6-21-2016

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 21, 2016

EXHIBIT A

Property Description

Parcel 1: Tract 3 shown on Exhibit B attached hereto, and as more particularly described below:

Land lying in the First Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to Betty Joyce Cooper, Trustee by Instrument Number 20010222-0016705, Register's office Davidson County, Tennessee, and being more particularly described according to a survey by Hart Freeland Roberts, Inc., Michael R. Williams, TN R.L.S. number 1906, dated January 18, 2013, as follows:

Commencing from an iron pin (old) in the easterly right-of-way line of Whites Creek Pike (60 foot public right-of-way), same being the southwest corner of the David G. Mansfield & Lawanna Dawn property, as evidenced by Instrument Number 20060518-0058457, and being North 27°09'21" West 299.78 feet along the easterly right-of-way line of Whites Creek Pike from an iron pin (new) at the northwest corner of John H. Armstrong, III, as evidenced by deed of record in book 10949, page 335; thence with the David G. Mansfield & Lawanna Dawn property, same being the northerly line of Tract 1 of said survey, North 62°35'11" East 880.00 feet to an iron pin (old) at the Point of Beginning and the southwest corner of the herein described; thence with the east line of David G. Mansfield & Lawanna Dawn, North 29°27'59" West 258.92 feet to an iron pin (new) in the south line of the Joe L. Wall and Deborah L. property, as evidenced by Instrument Number 20070202-0013903; thence with the south line of Joe L. Wall and Deborah L. property, North 62°37'13" East 1159.64 feet to an iron pin (old) at the northeast corner of the James L. Armstrong and wife property, as evidenced by deed of record in book 8149, page 964; thence with the west line of James L. Armstrong and wife property, South 11°35'38" West 529.32 feet to an iron (new) at the northeast corner of Tract 2 of said survey; thence across Cooper with the new tract lines of said survey, this line being the north line of Tract 2, South 73°12'28" West passing an iron pin (new) at the common northerly corner of Tract 2 and Tract 1 at 781.44 feet and continuing with the northerly line of Tract 1, 831.44 feet in all, to the point of beginning, containing 7.888 acres, more or less.

Being a portion of the same property conveyed by deed to Betty Joyce Cooper, Trustee U/A/D June 26, 2000 of the Cooper Revocable Living Trust, by Instrument Number 20010222-0016705, Register's Office of Davidson County, Tennessee.

Parcel 2: 50' Ingress/Egress & Utility Easement across Tract 1 shown on Exhibit B attached hereto, and as more particularly described below (the "Easement"):

Land lying in the First Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to Betty Joyce Cooper, Trustee, by Instrument Number 20010222-0016705, Register's office Davidson County, Tennessee, and being more particularly described according to a survey by Hart Freeland Roberts, Inc., Michael R. Williams, TN R.L.S. number 1906, dated January 18, 2013, as follows:

Being a 50' Ingress/Egress & Utility Easement across Tract 1 for the benefit of Tracts 2 & 3 and being 50' in width and running adjacent to and parallel the north line of Tract 1.

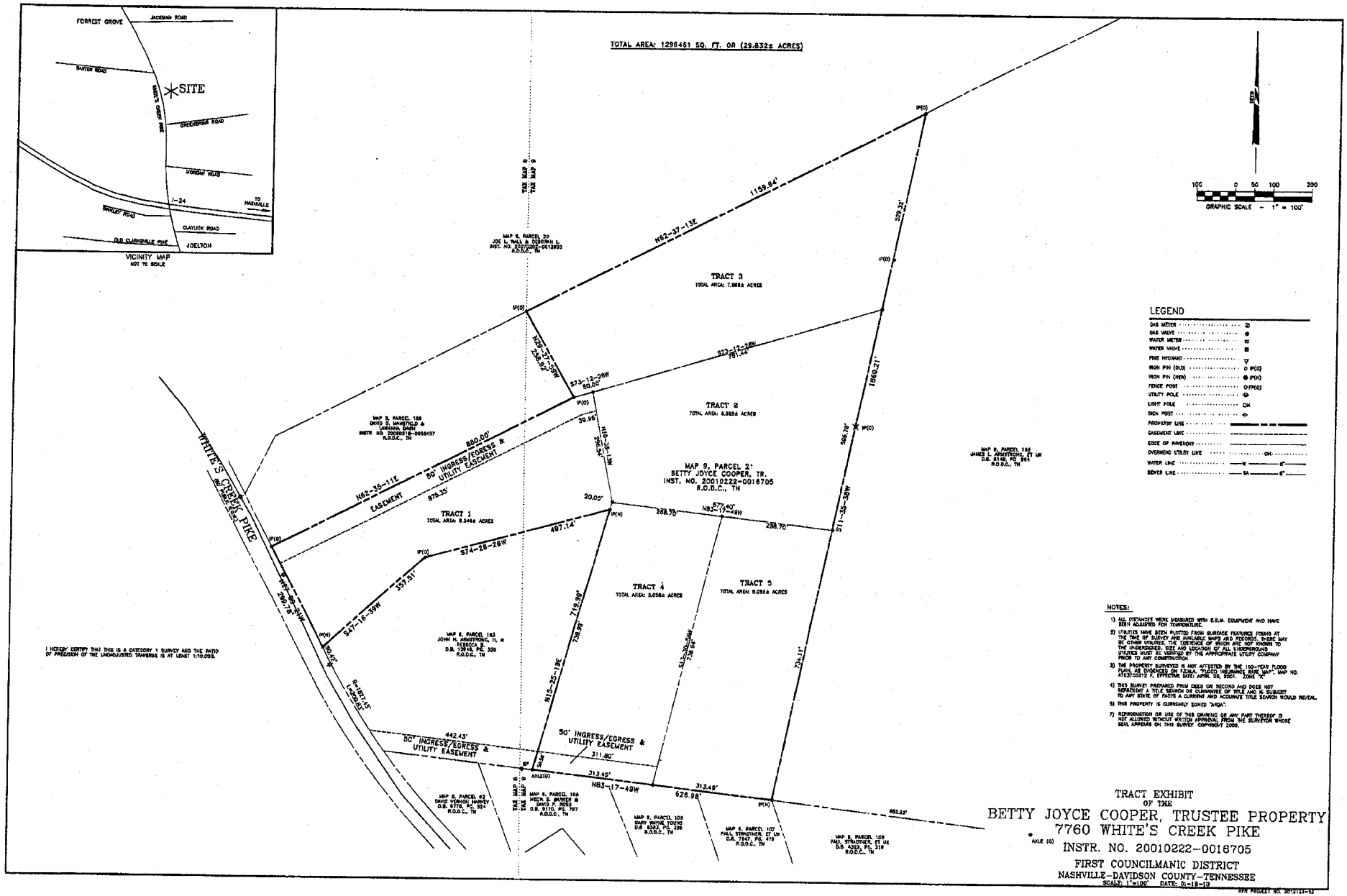
Beginning 50' south of the iron pin (old) in the easterly right-of-way line of Whites Creek Pike (60 foot public right-of-way), same being the southwest corner of the David G. Mansfield & Lawanna Dawn property as evidenced by Instrument Number 20060518-0058457, and the northwest corner of Tract 1 and running parallel with said line for approximately 875.35' then running adjacent to and parallel with the common line of Tracts 2 & 3 for 39.96' to the northwest corner of Tract 1.

The Easement shall be maintained in a reasonable manner by Grantee.

EXHIBIT B

[Attached].

13216527.2


TOTAL AREA: 1299461 SQ. FT. OR (29.832± ACRES)
VICINITY MAP
NOT TO SCALE
FORREST GROVE
JACKMAN ROAD
HUNTER ROAD
SITE
WHITE'S CREEK PIKE
GREENBRIAR ROAD
MORGAN ROAD
I-24
TO NASHVILLE
BRADLEY ROAD
CLAYLICK ROAD
OLD CLARKSVILLE PIKE
JOELTON
GRAPHIC SCALE - 1" = 100'
LEGEND
GAS METER
GAS VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
IRON PIN (OLD)
IRON PIN (NEW)
FENCE POST
UTILITY POLE
LIGHT POLE
SIGN POST
PROPERTY LINE
EASEMENT LINE
EDGE OF PAVEMENT
OVERHEAD UTILITY LINE
WATER LINE
SEWER LINE
TRACT 1
TOTAL AREA: 8.346± ACRES
TRACT 2
TOTAL AREA: 6.353± ACRES
TRACT 3
TOTAL AREA: 7.868± ACRES
TRACT 4
TOTAL AREA: 5.058± ACRES
TRACT 5
TOTAL AREA: 5.058± ACRES
MAP 9, PARCEL 21
BETTY JOYCE COOPER, TR.
INST. NO. 20010222-0016705
R.O.D.C., TN
MAP 9, PARCEL 139
DAVID D. MANSFIELD &
LAMARA BARR
INSTR. NO. 20050818-0056457
R.O.D.C., TN
MAP 9, PARCEL 20
JOE L. HALL & DEBORAH L.
INST. NO. 20070202-0013903
R.O.D.C., TN
MAP 9, PARCEL 192
JAMES L. ARMSTRONG, ET UX
D.B. 8140, PG. 964
R.O.D.C., TN
MAP 9, PARCEL 183
JOHN H. ARMSTRONG, II, &
REBECA B.
D.B. 13018, PG. 336
R.O.D.C., TN
MAP 9, PARCEL 62
DAVID VERNON MURPHY
D.B. 6778, PG. 924
R.O.D.C., TN
MAP 9, PARCEL 106
HICK S. BRYCE &
DAVID F. ROSS
D.B. 9110, PG. 797
R.O.D.C., TN
MAP 9, PARCEL 109
GARY WAYNE YOUNG
D.B. 8263, PG. 336
R.O.D.C., TN
MAP 9, PARCEL 107
PAUL STRAUTHER, ET UX
D.B. 7347, PG. 478
R.O.D.C., TN
MAP 9, PARCEL 108
PAUL STRAUTHER, ET UX
D.B. 4323, PG. 319
R.O.D.C., TN
N62-37-13E
1158.64'
N25-37-49W
238.57'
S73-12-28W
50.00'
S73-12-28W
761.24'
N16-38-13W
256.54'
N62-35-11E
875.35'
50' INGRESS/EGRESS & UTILITY EASEMENT
850.00'
20.00'
S77-40'
N83-17-49W
288.70'
288.70'
S11-35-38W
1860.21'
566.78'
329.32'
734.11'
S74-28-28W
497.14'
S47-16-39W
357.31'
N15-25-19E
738.99'
S13-25-19W
738.99'
299.18'
30.43'
R=1827.45'
L=299.65'
442.43'
50' INGRESS/EGRESS & UTILITY EASEMENT
311.80'
313.45'
N83-17-49W
313.49'
626.98'
682.23'
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS AT LEAST 1:10,000.
NOTES:
1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3) THE PROPERTY SURVEYED IS NOT AFFECTED BY THE 100-YEAR FLOOD ZONE AS DESCRIBED BY F.E.M.A. "FLOOD INSURANCE RATE MAP", MAP NO. 47037C0312 F, EFFECTIVE DATE: APRIL 05, 2007. ZONE "X".
4) THIS SURVEY PREPARED FROM DEED OR RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
5) THIS PROPERTY IS CURRENTLY ZONED "AR2A".
7) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2008.
TRACT EXHIBIT
OF THE
BETTY JOYCE COOPER, TRUSTEE PROPERTY
7760 WHITE'S CREEK PIKE
INSTR. NO. 20010222-0016705
FIRST COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=100' DATE: 01-18-13
RPA PROJECT NO. 3012133-S2

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

