Davidson County DEEDQC
Recvd: 08/13/14 15:54 6 pgs
Fees:32.00 Taxes:0.00
20140813-0073268

13215174.1THIS 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):
Joseph C. Armstrong 7760 Whites Creek Pike 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 JOSEPH C. ARMSTRONG, 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

Tract 1 shown on Exhibit B attached hereto, and as more particularly described as follows:

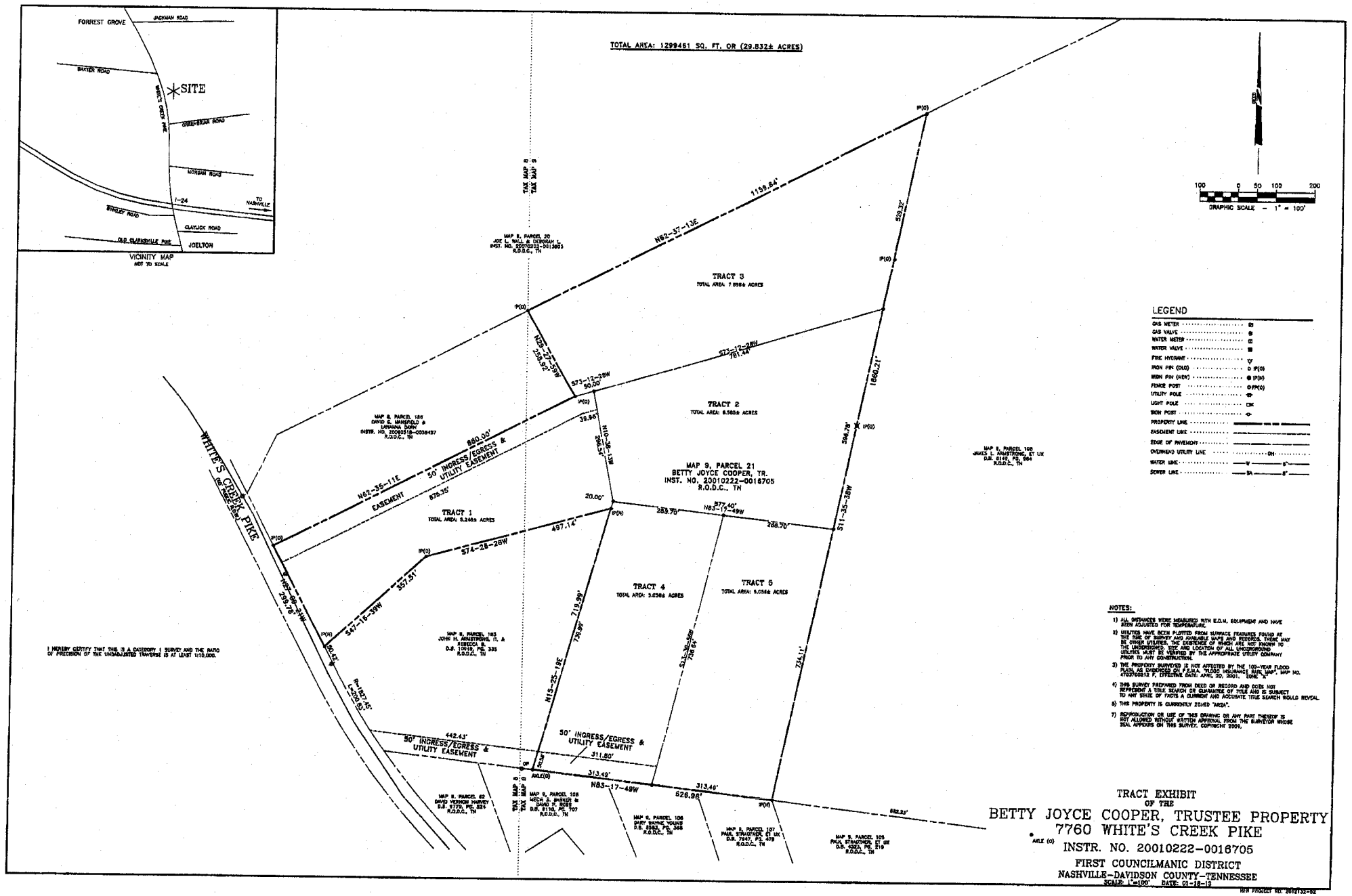
Land lying in the First Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to Betty Joyce Cooper, Trustee, by Instrument Number 20010222-0016705, Register's office Davidson County, Tennessee, and being more particularly described according to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

Beginning at 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 the northwest corner of the herein described; thence with the David G. Mansfield & Lawanna Dawn property, North 62°35'11" East 880.00 feet to an iron pin (old) at the southwest corner of Tract 3 of said survey; thence across Cooper with the new tract lines of said survey, this line being the south line of Tract 3, North 73°12'28" East 50.00 feet to an iron pin (new) at the northwest corner of Tract 2 of said survey; thence with the west line of Tract 2, South 10°38'13" West 296.54 feet to an iron pin (new) at the northwest corner of tract 4 of said survey; thence with the west line of Tract 4, South 15°25'19" West 20.00 feet to an iron pin (new) at the northeast corner of John H. Armstrong, III, and Rebecca B., of record in deed book 10949, page 335; thence with Armstrong, South 74°28'26" West 497.14 feet to an iron pin (old); thence South 47°16'39" West 357.51 feet to an iron pin (new) in the easterly right-of-way line of Whites Creek Pike; thence with the easterly right-of-way line of Whites Creek Pike, North 27°09'21" West 299.78 feet to the point of beginning, containing 5.246 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.

EXHIBIT B

[Attached.]



I HEREBY CERTIFY THAT THIS IS A CATEGORY I 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 PLAIN AS EVIDENCED ON F.I.R.M. "FLOOD INSURANCE RATE MAP", MAP NO. 47037C0312 F, EFFECTIVE DATE: APRIL 20, 2001. 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 2009.

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:

