Davidson County DEEDQC
Recvd: 08/13/14 16:07 7 pgs
Fees:37.00 Taxes:0.00
20140813-0073281

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):
John Armstrong, IV 514 Idlewood Dr. Mount Juliet, TN 37122	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 JOHN ARMSTRONG, IV, 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 4 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:

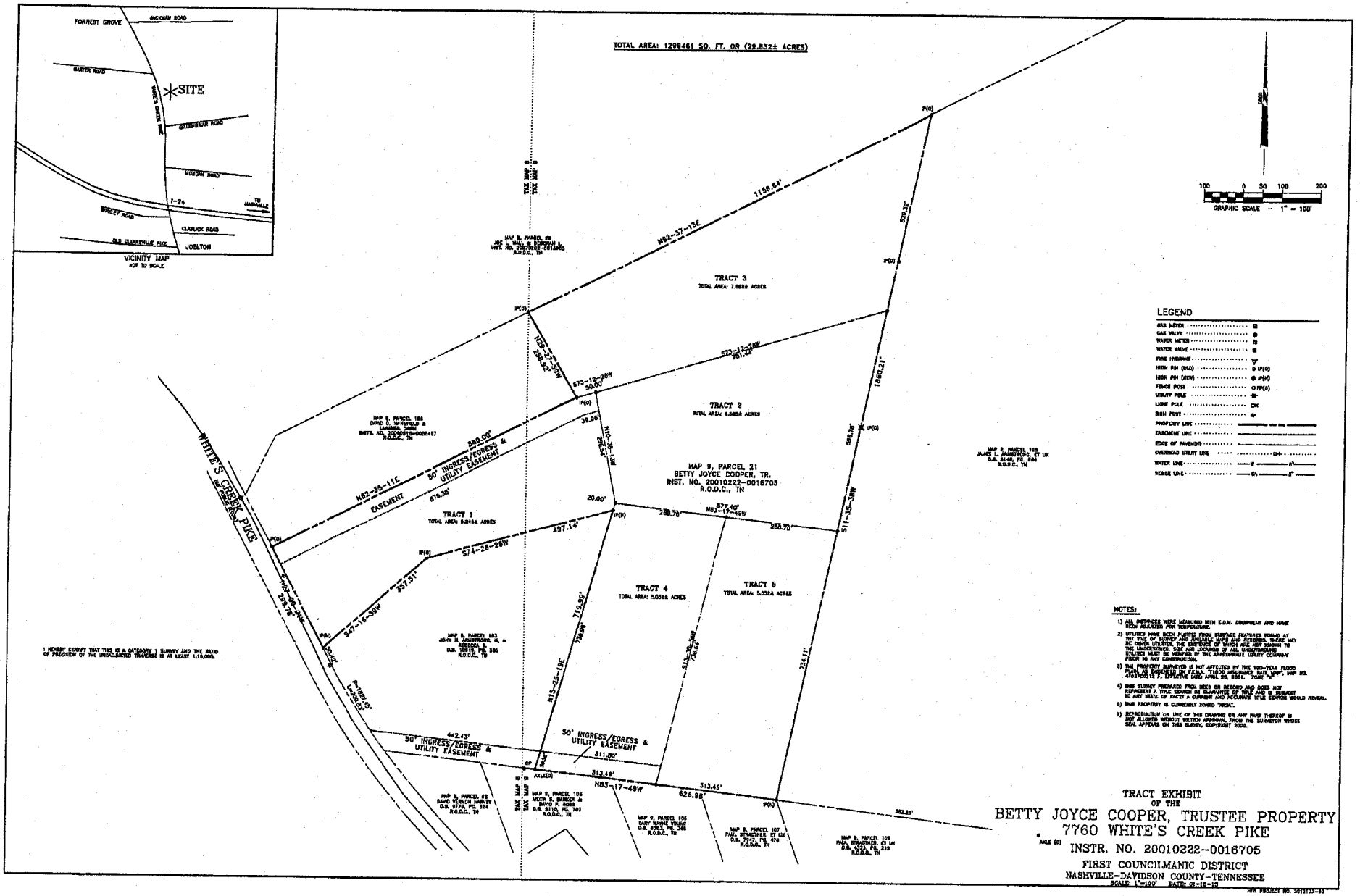
Commencing from an iron pin (old) in the easterly right-of-way line of Whites Creek Pike (60 foot public right-of-way), same being the southwest corner of the David G. Mansfield & Lawanna Dawn property, as evidenced by Instrument Number 20060518-0058457, and being North 27°09'21" West 299.78 feet along the easterly right-of-way line of Whites Creek Pike from an iron pin (new) at the northwest corner of John H. Armstrong, III, and Rebecca B., as evidenced by deed of record in book 10949, page 335; thence with the southerly line of 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 southeast corner of Mansfield, same being the southwest corner of Tract 3 of said survey; thence across Cooper with the new tract lines of said survey, this line being the common line of Tract 1 and Tract 3, North 73°12'28" East 50.00 feet to an iron pin (new) at the northwest corner of Tract 2; thence with the common line of Tracts 1 & 2, South 10°38'13" East 296.54 feet to an iron pin (new) at the Point of Beginning and the northwest corner of the herein described; thence with the southerly line of Tract 2, South 83°17'49" East 288.70 feet to an iron pin (new) at the northwest corner of Tract 5; thence with the westerly line of Tract 5, South 13°30'56" West 736.64 feet to an iron pin (new) in the north line of Gary Wayne Young, of record in deed book 8583, page 368; thence with the north line of Young and continuing with the north line of Mecia S. Barker and David P. Ross, of record in deed book 9110, page 707, North 83°17'49" West 313.49 feet to an axle (old) at the southeast corner of said John H. Armstrong, III, and Rebecca B.; thence with the east line of Armstrong, North 15°25'19" East passing an iron pin (new) at the southeast corner of Tract 1 at 719.99 feet and continuing with the east line of Tract 1, 739.99 feet, in all, to the point of beginning, containing 5.056 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.]

13216570.2


TOTAL AREA: 1298461 SQ. FT. OR (29.832± ACRES)
FORREST GROVE
JACKMAN ROAD
BARTON ROAD
SITE
WHITE'S CREEK PIKE
GREENBRIAR ROAD
MORGAN ROAD
I-24
TO NASHVILLE
BURLEY ROAD
CLAYLICK ROAD
OLD CLARKSVILLE PIKE
JOELTON
VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE – 1" = 100'
TRACT 1
TOTAL AREA: 8.248± ACRES
TRACT 2
TOTAL AREA: 6.385± ACRES
TRACT 3
TOTAL AREA: 7.968± ACRES
TRACT 4
TOTAL AREA: 5.058± ACRES
TRACT 5
TOTAL AREA: 5.038± ACRES
MAP 9, PARCEL 21
BETTY JOYCE COOPER, TR.
INST. NO. 20010222-0016705
R.O.D.C., TN
50' INGRESS/EGRESS & UTILITY EASEMENT
EASEMENT
LEGEND
NOTES:
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

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:

