BILL GARRETT, Davidson County
Trans:T20140072101 DEEDWARR
Recvd: 09/25/14 14:10 2 pgs
Fees:13.00 Taxes:234.95
20140925-0088500

SEND TAX BILLS TO AND
ADDRESS NEW OWNER AS:
Christopher Scott Hensley, et ux
5585 Deer Run Road
Idelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 004-00-0-210.00

THIS DEED OF CONVEYANCE, executed and delivered by **DANA BRISENDINE b/s/p/a Dana Moore**, married, (by and through her duly appointed Attorney-In-Fact, **Jeff Brisendine**, by Limited Power of Attorney recorded at Instrument No 20140925-0088499 Register's Office for Davidson County, Tennessee), hereinafter called the Grantor, to **CHRISTOPHER SCOTT HENSLEY** and wife, **JANAN BORUM HENSLEY**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 1st Councelmanic District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an existing iron pin in the northerly margin of a 50 foot ingress & egress easement; said point being the most southwest corner of herein described tract and the most southeast corner of Tract 19, thence now leaving said easement N 49°33'03" W, 100.00 feet to an existing iron pin; thence N 09°04'11" E, 618.58 feet to an existing iron pin; thence S 29°01'20" E, 763.63 feet to an existing iron pin; thence S 55°38'04" W,423.75 feet to an existing iron pin in the margin of said 50 foot easement; thence with a curve to the left (I=06°08'00", R=380.89', L=40.44' & C=40.42') 40.42 feet to a point; thence N 40°26'57" W, 327.78 feet to the point of beginning, containing 5.1982 acres, more or less, and being more accurately described according to a survey by Island Survey and Engineering dated December 7, 1993.

RESTRICTIONS: The above described property is subject to restrictions, easements, setback lines, note, environmental and conservation notes and all other matters appearing in the Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms, which includes the Plat of Coopertown Farms, of record in Book 8211, page 319, as amended in Book 9259, Page 316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dana Moore by deed from Jacob C. Hutchison and Deborah J. Hutchison, husband and wife, of record in Instrument No. 20080630-0067378, Register's Office for Davidson County, Tennessee. Dana Moore is one and the same person as Dana Brisendine.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

Jeff Brisendine, spouse of Dana Brisendine, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest he may have in and to the property described herein, marital or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 22nd day of September, 2014.

DANA BRISENINE

BY: _____
Jeff Brisendine, Attorney in Fact

JEFF BRISENDINE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff Brisendine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Dana Brisendine**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of September, 2014.

My Commission Expires: _____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff Brisendine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of September, 2014.

My Commission Expires: _____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$63,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22nd day of September, 2014.

My Commission Expires: _____ NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY