151-215

BILL GARRETT, Davidson County
Trans:T20150057673 DEEDWARR
Recvd: 07/16/15 09:50 2 pgs
Fees:13.00 Taxes:2479.00
20150716-0069252

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of July, 2015 by and between Brian L. Cooper and wife, Valerie L. Cooper , hereinafter referred to as GRANTOR, and B.L. Bennett & Associates, Inc., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, and as described as Tract "A" on a survey made by Z. J. Wilkinson, Surveyor, September 1, 1959, as follows:

Beginning on the westerly margin of Estes Avenue at the southeast corner of the property conveyed to Russell Miller, and wife by Deed from Winnie Manning Webber and husband, of record in Book 1198, page 296, Register's Office for said County; thence with the westerly margin of said Estes Avenue south 3 degrees west 100 feet; thence No 87 degrees W 288.5 feet to the southeast corner of Tract "B" north 3 degrees east 100 feet to said Miller's southeast corner, thence with his southerly line and with a fence south 87 degrees East 288.5 feet to the beginning.

TRACT II:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, as described as Tract "B" on a survey made by Z. J. Wilkinson, Surveyor, September 1, 1959, as follows:

Beginning on the southerly margin of Abbott Martin Road at the northwest corner of the property conveyed to Russell Miller, by deed from Winnie Manning Webber, of record in Book 1198, page 296, Register's for said County; thence with said Abbott Martin Road, north 87 degrees west 50; thence south 3 degrees west 223.4 feet; thence south 87 degrees east 50 feet; thence north 3 degrees east 223.4 feet to the beginning.

Being the same property conveyed to Brian L. Cooper and wife, Valerie L. Cooper by Quitclaim Deed from Cooper Holdings, LLC dated November 16, 2012 and recorded December 10, 2012 of record in Instrument No. 20121210-0113521 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Cooper Holdings, LLC by Warranty Deed from Laurel Hill Sanderson, Trustee and Laurel Hill Sanderson , Executrix of the Estate of Mavis Hill, deceased and Richard Parker dated September 22, 2011 and recorded October 19, 2011 of record in Instrument No. 20111019-0081515 Register's Office for Davidson County, Tennessee

This is [xx]improved [ ]unimproved property known as: 3903 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein,

and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Brian L Cooper

Valerie L. Cooper

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Brian L. Cooper and Valerie L. Cooper , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of July, 2015.

Notary Public

My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
B.L. Bennett & Associates, Inc.
3903 Estes Road,
Nashville, TN 37215

Send Tax Statements to:
B.L. Bennett & Assoc
3310 West End Ave Ste-470
Nashville TN 37203

Map & Parcel 116-12-130.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $670,000.00 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

Sworn to and subscribed before me, a Notary Public, this 15th day of July, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-215