WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107328 DEEDWARR
Recvd: 12/21/15 09:30 2 pgs
Fees:13.00 Taxes:111.00
20151221-0127706

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Boothe and Larry George	Same as new owner	052 13 0 047.00
(NAME) 2292 McFarlin Road	(NAME)	
(ADDRESS) Nolensville, Tn 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard M. Anderson and Robert G. Anderson, Co-Trustees of the Testamentary Trust established under the Last Will & Testament of Bessie S. Cooper,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell Boothe and Larry George,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Map of Woodale Grove Annex, Subdivision of Part of J. H. Gothard's Lands, as of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a part of Lot No. 43 conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Gary Cooper and wife, Bessie Cooper, dated 2/21/66 and recorded 4/5/66 in Book 4002, Page 766, described as follows:

BEING part of Lot No. 43 on the Plan of Woodale Grove Annex, as of record Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point, said point being the northwest corner of Lot No. 43, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 50 feet to a point; said point being the northeast corner of Lot No. 43; thence southerly along the easterly margin of Lot No. 43, 30 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue, 50 feet to a point in the westerly line of Lot No. 43; thence northerly along the westerly line of Lot No. 43, 31 feet, more or less, to the point of beginning.

BEING PART OF the same property conveyed to Gary Cooper and wife, Bessie Cooper by Warranty Deed from W. E. Bjorklund and wife, Mable Seidel Bjorklund, dated 10/27/44 and recorded 11/2/44 in Book 1298, Pages 210 and 211, Register's Office for Davidson County, Tennessee. The said Gary Cooper (aka Gary M. Cooper) is reported to have predeceased Bessie Cooper (aka Bessie S. Cooper) on 10/30/87. Under the terms of the Last Will & Testament of Bessie S. Cooper, her residual property was devised to Richard M. Anderson and Robert S. Anderson, as Co-Trustees of the Testamentary Trust established in said Will. The said Bessie S.

Cooper died testate on 8/21/97. Her estate was probated in the Williamson County, Tennessee Chancery Court, Docket No. P-97-1938, with Robert G. Anderson and Richard M. Anderson being appointed as Co-Executors and Co-Trustees.

unimproved ☑

This is improved ☐ property, known as 2622 Miami Avenue, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 15 day of December, 2015.

Richard M. Anderson, Co-Trustee

Robert G. Anderson, Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me Richard M. Anderson, Co-Trustee of the Testamentary Trust established under the Last Will & Testament of Bessie S. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 day of December, 2015.

AUBORN LEE HAGER III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me Robert G. Anderson, Co-Trustee of the Testamentary Trust established under the Last Will & Testament of Bessie S. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of December, 2015.

SHEILA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3-6-19

File No.: 151282