BILL GARRETT, Davidson County
Trans:T20160002889 DEEDWARR
Recvd: 01/12/16 12:03 3 pgs
Fees:18.00 Taxes:207.20
20160112-0003190

Robert Troupe

TO: WARRANTY DEED

Thomas J. Cox, Jr. et ux

THIS WARRANTY DEED OF REALTY, executed as of the 11th day of January, 2016, by Grantor, **ROBERT TROUPE, widower**, to Grantees, **THOMAS J. COX, JR. and TAMMY J. COX, husband and wife**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Tract 1

Beginning at an iron pin in the westerly right-of-way of Dickerson Pike, being the northeast corner of a tract owned by Robert Burton, and being the southeast corner of this tract; thence with Burton North 78 degrees 38 minutes 29 seconds West 400.00 feet to an iron pin; thence, South 06 degrees 41 minutes 07 seconds West 154.00 feet to an iron pin; thence North 84 degrees 20 minutes 42 seconds West 1128.50 feet to an iron pin; thence North 50 degrees 26 minutes 11 seconds East 364.73 feet to an iron pin; thence South 83 degrees 00 minutes 03 seconds East 301.44 feet to an iron pin; thence South 82 degrees 45 minutes 41 seconds East 506.99 feet to an iron pin; thence South 83 degrees 01 minute 44 seconds East 500.84 feet to an iron pin in the westerly right-of-way of Dickerson Pike; thence South 23 degrees 30 minutes 28 seconds West 117.77 feet to the point of beginning, containing 6.67 acres, more or less per a survey by C&K Surveyors LLC, dated October 12, 2015.

This conveyance is subject to an unrecorded 40' X 50' easement for ingress-egress that benefits Tract 2 and Tract 3.

Being the same property conveyed to Robert Troupe by Warranty Deed from Trustees of McFerrin Missionary Baptist Church, Formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated Church Association, dated December 7, 2015, and filed of record on December 8, 2015 in Instrument No. 20151208-0123311, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Instrument No. 20020108-0002645, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Robert V. Troupe
ROBERT TROUPE

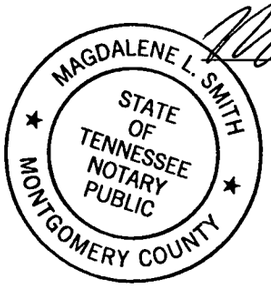
Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert Troupe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of January, 2016
My Commission Expires:

10/19/2019



Magdalene L. Smith
Notary Public

Property Owners Name
and Mailing Address:

Thomas J. Cox, Jr.
Tammy J. Cox
103 Yvonne Ct.
Goodlettsville,, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
6.67 acres (Tract I) Dickerson Pike
Goodlettsville,, TN, 37072

Map and Parcel No.
P/O 025-00-0-060.00

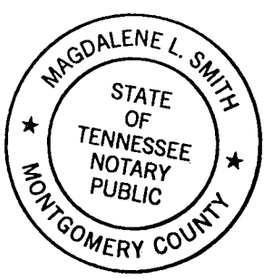
STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $56,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant Robert V. Troupe

Subscribed and sworn to before me this the 11th day of January, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/14/2019



Prepared:
Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172