WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/16 12:42 2 pgs
Fees:13.00 Taxes:66.60
20160411-0034456

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $18,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 8th day of April, 2016.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Smith Springs Trust	SAME	136-00-0-047.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marshal Cooper**, unmarreid, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Smith Springs Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, page 347, said Register's Office; said point being the northwest corner of the property herein conveyed; thence with the center of said road, easterly eighty feet; thence South 9 degrees 25 minutes West 136.3 feet to a point; thence North 87 degrees West 85 feet to a point which is the southeast corner of said Bruce property; thence North 11 degrees 20 minutes East 149.7 feet to the point of beginning.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this transaction is the property deeded to Metropolitan Government of Nashville & Davidson County, by Deed from William B. Jones and wife, Robin H. Jones, of record in Book 8429, page 441, said Register's Office.

Being the same property conveyed to Marshal Cooper by deed from William B. Jones on July 15, 1994 of record in Book 9410, page 924, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Minute Book J, page 170, County Court for Davidson County, Tennessee.

This is improved property known as: **2649 Smith Springs Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 8, 2016.

Marshal Cooper
Marshal Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marshal Cooper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 8, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.