BILL GARRETT, Davidson County
Trans:T20160071929 DEEDWARR
Recvd: 08/18/16 10:32 2 pgs
Fees:13.00 Taxes:407.00
20160818-0086278

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1135**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/26/2016**, by and between **Gina M Neal**, parties of the first part, and **Russell M. Cooper and Bethany P. Cooper, husband and wife.**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 2, J.R. Spencer Property and more particularly described as follows:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, being more particularly described as follows, to wit:

BEGINNING at an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, the northwest corner of this tract, and continuing as follows: S 84 Deg. 15'00" E, 181.88 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William A. Strasser; thence with a new line, as follows: S 01 Deg. 17' 39" W. 76.23 feet to an iron pin (new); thence N 88 Deg. 42' 21" W, 181.33 feet to an iron pin (new), in the easterly margin of Pennington Bend Road; thence, N 01 Deg. 17' 39" E, 90.36 feet to the point of beginning, containing .35 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc. 4779 Highway 41North, Springfield, Tennessee 37172, dated October 22,2010.

The above described tract of land is served by and subject to a 20' foot Common Driveway Easement, as described below:

20' Common Driveway Easement

BEGINNING at a point, in the easterly margin of Pennington Bend Road, said point being located from an iron pin (old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser having a deed reference in Deed Book 11219, Page 138, RODCT, S 01 Deg. 17' 39" W, 80.36 a feet to the point of beginning, the north west corner of this easement, and continuing with a new line, as follows: S 88 Deg. 42' 21" E, 135.00; thence, S 01 Deg. 17' 39 ' E 20.00; feet, to the point of beginning, containing, 2,700 Square Feet as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22,2010.

BEING a portion of the same property conveyed to Gina Neal by Warranty Deed from Billy Batson and wife Jean Batson, recorded in Instrument No. 20151124-0119396, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gina Neal by Quitclaim Deed from Deborah Ann Spencer Turner of record in Instrument Number 20160818-0086275 said Register's Office
Further being the same property conveyed to Gina Neal by Quitclaim Deed from James Melvin Spencer of record in Instrument Number 20160818-0086276, said Register's Office
Further being the same property conveyed to Gina Neal by Quitclaim Deed from Tammy Spencer Henry Turner of record in Instrument Number 20160818-0086277, said Register's Office

This conveyance is made subject to:All Existing Easements and Restrictions of Record

Parcel ID # **62-270**

☒ Improved **2701 Pennington Bend Road, Nashville, TN 37214**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gina M Neal

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gina M Neal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of May, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Russell M. Cooper and Bethany P. Cooper**

and Address: **2701 Pennington Bend Road, Nashville, TN 37214**

Mail tax bills to: Same as new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$110,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF ~~Davidson~~ Williamson

Subscribed and sworn to before me this 26th day of May, 2016..

Notary Public

My Commission Expires: 3/16/18

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY