RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178908

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170041772 DEEDWARR
Recvd: 05/17/17 08:44 2 pgs
Fees: 13.00 Taxes: 425.50
20170517-0048660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Pam M Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Revision Homes, LLC 2701 Pennington Bend Road, Nashville, TN 37214	Revision Homes, LLC 841 WREN ROAD STE 1 Goodlettsville, TN 37072	062 00 0 270.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RUSSELL M. COOPER AND BETHANY P. COOPER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **REVISION HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of J. R. Spencer Property of record in Instrument Number 20121005-0091384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said property is subject to a 20' Driveway Easement, as described below:

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 Raod, the southwest corner of a tract of land which belongs to a William A. Strasser having a deed reference in Deed Book 11219, page 138, Register's Office for Davidson County, Tennessee, S 01 Deg. 17' 39" W, 80.36 feet to the point of beginning, the northwest corner of the 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, according to survey 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 the same property conveyed to Russell M. Cooper and Bethany P. Cooper, husband and wife, by Warranty Deed from Gina M. Neal, executed May 26, 2016, and recorded August 18, 2016, of record in Instrument Number 20160818-0086278, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2701 Pennington Bend Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of May, 2017.

Bethany P. Cooper By Russell M. Cooper Attorney in Fact

BETHANY P. COOPER BY RUSSELL M. COOPER
ATTORNEY-IN-FACT

Russell M. Cooper

RUSSELL M. COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Russell M. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of May, 2017.

Notary Public
My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Russell M. Cooper, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Bethany P. Cooper and acknowledged that he executed the same as the free act and deed of the said Bethany P. Cooper.

WITNESS my hand and seal, this the 15th day of May, 2017.

Notary Public
My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY