NEW OWNER:
DAVID JERRED COOPER
243 FOXBORO DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-2133

Map & Parcel
042130012.01 – Tract 1

Map & Parcel
042130081.00 – Tract 2

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 534563 **DEEDWARR**
12/15/2020 10:48:31 AM 4 pgs
Fees: $23.00 Taxes: $480.63

20201215-0147670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($129,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHEARER TISDALE SPEARS and DEBRA J. EDWARDS and ROBERT BRUCE POE and JAMES DOUGLAS POE and ROBERT MICHAEL TISDALE and FRANK COOPER TISDALE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID JERRED COOPER and JILL E. ANDREWS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT I:

Land located in DAVIDSON County, Tennessee, and being Lot No. 26 on the Plan of Hedgewood Hills, Section II, as of record in Book 3700, Page 44, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 26 fronts 130 feet on the southerly side of Foxboro Drive and extends back 357.6 feet on the easterly line and 325.1 feet on the westerly line, to a line in the rear on which it measures 132.4 feet.

TRACT II:

Land located in DAVIDSON County, Tennessee, and being the southwest part of the land conveyed to Leonard Davidson and Harold Vandercook

from Luke Hannah, et al, by deed recorded in Book 3032, Page 261, Register's Office for said County, described as follows:

Beginning at a concrete monument in the South boundary of the above-mentioned tract, said monument being North 86 deg. 42' West 290 feet from the intersection of the westerly margin of Vanoke Drive and the South boundary of Hedgewood Hills Subdivision, Section 1, as of record in Book 2900, Page 135, Register's Office for said County; thence with the South boundary of the land conveyed to Davidson and Vandercook by Hannah, North 88 deg. 33' West 685 feet, more or less, to an iron pin at a white oak tree and end of a stone wall; thence North 1 deg. 24' East 365 feet, more or less, to an iron pin in the westerly line of the Davidson and Vandercook tract; thence leaving said westerly line, South 89 deg. 6' East 700 feet, more or less, to an iron pin at the common back corner between Lots 14 and 15 in Hedgewood Hills, Section 1; thence with the rear line of Lots 14 and 13 in said Subdivision, South 4 deg. 46' West 369.20 feet to the beginning, containing 5.8 acres, more or less.

Being the same property conveyed to SHEARER TISDALE SPEARS, DEBRA J. EDWARDS, ROBERT BRUCE POE, JAMES DOUGLAS POE, ROBERT MICHAEL TISDALE and FRANK COOPER TISDALE by Co-Executrixes' Quitclaim Deed from Debra Joyce Poe Edwards, Co-Executrix of the Estate of Robert L. Poe, and Shearer Tisdale Spears, Successor Co-Executrix of the Estate of Robert L. Poe, dated March 9, 2017, and of record in Instrument No. 20170419-0038076, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as **0 FOXBORO DRIVE & 0 VANOKE DRIVE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 3700, Page 44, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of December, 2020.

Shearer Tisdale Spears
SHEARER TISDALE SPEARS

Debra J. Edwards
DEBRA J. EDWARDS

Robert Bruce Poe
ROBERT BRUCE POE

By: Shearer Spears
Shearer Spears, pursuant to Power of Attorney of Record in Book X, Page _____, RODC, Tennessee. *20201215-01476066

James Douglas Poe
JAMES DOUGLAS POE

By: Shearer Spears
Shearer Spears, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee. * 20201215-01476067

Robert Michael Tisdale
ROBERT MICHAEL TISDALE

By: Shearer Spears
Shearer Spears, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee. * 20201215-01476068

Frank Cooper Tisdale
FRANK COOPER TISDALE

By: Shearer Spears
Shearer Spears, pursuant to Power of Attorney of Record in Book *, Page _____, RODC, Tennessee. * 20201215-01476069

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHEARER TISDALE SPEARS and DEBRA J. EDWARDS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHEARER SPEARS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ROBERT BRUCE POE, JAMES DOUGLAS POE, ROBERT MICHAEL TISDALE, and FRANK COOPER TISDALE.** the within-named bargainors, as the free act and deed of the said **ROBERT BRUCE POE, JAMES DOUGLAS POE, ROBERT MICHAEL TISDALE, and FRANK COOPER TISDALE.**

WITNESS my hand and official seal at office this 11th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$129,900.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022