This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Sherry Dianne Cooper
AFFIANT

Subscribed and sworn to before me this 16th day of December, 2014.

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 08-17-15

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015

Address New Owner as follows:
Sherry Cooper
~~401 Idlewild Avenue~~ P.O. Box 485
Madison, TN 37116

Send Tax Bills to:
Same as Owner

Map-Parcel Numbers:
043-13-282.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **DONALD COOPER**, for and in consideration of the sum of **One** and No/100 Dollars (**$1.00**), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release, and forever quitclaim unto **Sherry Cooper**, her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, being Map and Parcel No. **043-13-282.00**, to wit, described as follows:

Being Lot No. 5 of Block "G" on the map of the Crittenden Estates, of record in Book 974, page 69, Register's Office for said County. Beginning at a point in the easterly margin of Idlewild at the corner of Lots Nos. 4 and 5; thence with the line between said lots easterly 138.5 feet to a point; thence northerly 56 feet to the south margin of an unnamed 50-foot street shown on said plan; thence with the margin of the same westerly 118.4 feet to the beginning of a curve; thence around said curve southwesterly to a point in the east margin of Idlewild Avenue; thence with the margin of the same southerly to the beginning.

Being the same property that conveyed a one -half (½) undivided interest to create a tenancy in common to Sherry Cooper from Donald Cooper in Quitclaim Deed of record as Instrument No. 20101104-0088500, Register's Office for Davidson County , Tennessee.

Being the same property conveyed to Donald Cooper in Quitclaim Deed of record as **Instrument No. 20010503-0045325**, Register's Office for Davidson County , Tennessee, with a life estate having been retained I Cecile Irene Cooper, now being deceased, having since died on October 29, 2006.

BILL GARRETT, Davidson County
Trans:T20140094720 DEEDOC
Recvd: 12/18/14 09:27 2 pgs
Fees:12.00 Taxes:0.00
20141218-0115759

This is improved property commonly known as **401 Idlewild Avenue, Madison, TN 37115.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 16th day of December, 2014.

Donald Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Donald Cooper,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 16th day of December, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015