Davidson County	DEEDQC
Recvd: 07/06/16 09:46	4 pgs
Fees:22.00 Taxes:0.00	
20160706-0068923	

This Instrument Prepared By:

Amos B. Maley
Law Offices of Amos B. Maley
530 Church St.
Suite 400 – Cornerstone Building
Nashville, TN 37219
(615) 669-4210

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Tax Map-Parcel No.:
CooperMonty 604 Monroe Street Nashville, TN 37208	CooperMonty C/O: Sherri Coates 929 Clayton Ave. Nashville, TN 37204	08209003700

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $0.00.

Karen Kops
Affiant

MICHAEL G. LINDSETH, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires Aug. 27, 2019

Subscribed and sworn to before me, this 13 day of June, 2016.

Notary Public

My Commission Expires: _____

THIS INDENTURE is made as of the 13th day of ~~March,~~ June 2016, by and between and **CoatesKopsCreative, LLC** ("Grantor"), a Tennessee Limited Liability Company, and **CooperMonty** ("Grantee"), a Tennessee partnership.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of One and no/100 ($1.00) Dollars and for other good and valuable consideration has this day granted, bargained, sold, conveyed, remised, released and quitclaimed, and does hereby grant, bargain, sell, remise, release and quitclaim unto Grantee the following premises, to wit:

Land in Davidson County, Tennessee, being in the 1st Ward of the City of Nashville, said County and State, being the westerly part of Lot No. 17, on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 35 feet 2 inches on the northerly side of Monroe Street and runs back 160 feet to an alley, measuring 34 feet 10 inches thereon.

Being the same property conveyed to CoatesKopsCreative, LLC, a Tennessee limited liability company by Warranty Deed from Donna J. Warren, Trustee under the Revocable Trust Agreement of Donna J. Warren, dated August 10, 2010, dated June 30, 2015 of record in Instrument No. 20150702-0064346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh M. Queener, trustee, for the benefit of Pinnacle Bank, beneficiary, by Construction Deed of Trust from CoatesKopsCreative, LLC, grantor, a limited liability company, to secure a note in the maximum original amount of $452,000.00 secured thereby, dated June 30, 2015, of record in Instrument No. 20150702-0064347, Register's Office for Davidson County, Tennessee.

and all of the estate right, title and interest of Grantor therein with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has set his hand hereunder the day and date first above written.

GRANTOR:

Karen Kops, Member of CoatesKopsCreative, LLC

Sherri Coates, Member of CoatesKopsCreative, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county, personally appeared Karen Kops, Member of CoatesKopsCreative, LLC and Sherri Coates, Member of CoatesKopsCreative, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a member of or authorized signer of CoatesKopsCreative, LLC, the within-named bargainor, a Limited Liability Company, and that they as such member or other authorized signer executed the foregoing instrument for the purposed therein contained, by signing the name of the Limited Liability Company by themselves as such member or other authorized signer.

Witness my hand and official seal at office this 12 day of June, 2016.

Notary Public

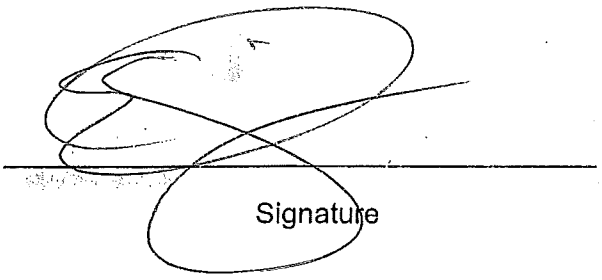
My Commission Expires: _____

MICHAEL G. LINDSETH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
Aug. 20, 2019

Certificate of Authenticity

I, Emily Hopkins, 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 Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019

Notary's Seal (If on paper)

