BILL GARRETT, Davidson County
Trans:T20160064778 DEEDQC
Recvd: 07/28/16 08:36 2 pgs
Fees:12.00 Taxes:0.00
20160728-0077538

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 26 day of July, 2016.<br>Notary Public<br>My Commission Expires: 9/10/18 |

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Gary Cooper & Theresa M. Cooper<br>3807 Harding Place<br>Nashville, TN 37215 | New Owner | 13008011000 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gary Cooper, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Gary Cooper and Theresa M. Cooper, Husband and Wife** their heirs, successors and/or assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, in the 7th Civil District, being part of the Ella H. Baker 50 acre tract described as follows:

Beginning at a point on the Southerly margin of Harding Place, as the Northwest corner of part of said property conveyed to R.J. Menefee and wife by deed from Kate T. Sharber, of record in Book 1349, Page 149, Register's Office for Davidson County, Tennessee; thence Southerly with Menefee's West line, 300 feet to an iron pin in the North line of G.F. Bedenbough property; thence with Bedenbough's line Westerly 40.2 feet to an iron pin at his corner; thence along his West line Southwesterly 35.8 feet to an iron pin; thence Westerly 77 feet to an iron pin in the Southeast corner of the St. Charles property; thence along said St. Charle's East line North 334 feet to an iron pin in the Southerly margin of Harding Place; thence Easterly along the margin of Harding Place, 150 feet to the beginning.

Being the same property conveyed by Warranty Deed from Mitchell A. Binder, unmarried to Gary Cooper as recorded on the 4th day of December, 2014 in Instrument No. 20141204-0111326 and Warranty Deed from W. Scott Nickels and Kelly Nickels, husband and wife to Mitchell A. Binder, an unmarried man as recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118233, in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July 2016.

Gary Cooper

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gary Cooper, the bargainor, 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 official seal at office, this 26 day of July, 2016.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018