BILL GARRETT, Davidson County
Trans:T20170037555 DEEDQC
Recvd: 05/03/17 14:41 4 pgs
Fees:22.00 Taxes:0.00
20170503-0043855

Prepared by:
Bobo, Hunt, White & Burk
111 N. Spring Street, Suite 202
Shelbyville, TN 37160

Tax Responsibility:

Barry D. Cooper, et ux --OWNERS
P. O. Box 693
Shelbyville, TN 37162

Information contained in
this Deed was furnished
by the parties.

This Deed prepared without
benefit of title examination.

DEED TO CREATE TENANCY BY THE ENTIRETY

WHEREAS, Cooper Properties, a Tennessee general partnership, was established in 1987 by James Kenneth Cooper, Barry D. Cooper, and Gary K. Cooper; and

WHEREAS, James Kenneth Cooper and Gary K. Cooper have transferred their partnership interests to Barry D. Cooper; and

WHEREAS, Barry D. Cooper is now the sole owner of all property of the partnership and desires to create a tenancy by the entirety with his wife, Pamela J. Cooper, pursuant to the authority of Section 66-1-109, *Tennessee Code Annotated*;

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of all of which is hereby

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202,
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

acknowledged, I, ***BARRY D. COOPER***, have this day bargained and sold and do hereby sell, transfer and convey unto ***BARRY D. COOPER*** *and wife,* ***PAMELA J. COOPER***, the following described real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

TRACT NO. 1: **(MAP/PARCEL 92 16 0 89)** Land in Davidson County, Tennessee, being part of Lot No. 150, on the Plan of Boyd Home Place, as shown on plat of record in Plat Book 21, page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said lot fronts 50 feet on the southerly side of Hayes Street and runs back between parallel lines 22-1/2 feet East of and parallel lines 22-1/2 feet East of and parallel to the westerly line of Lot No. 150, 172 feet to an alley.

This property is subject to: 1) any liens for 2017 taxes, a lien not yet due and payable, which have been prorated and will be paid by Grantees; 2) all matters shown on the Plat recorded in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee; and 3) all matters shown on the survey dated January 8, 1995, prepared by R.L. Montoya Land Surveying, Inc., Job No. 94-12-223.

The property is improved property known as 1915 Hayes Street, Nashville, Tennessee 37203.

TRACT NO. 2: **(MAP/PARCEL NO. 92 16 0 87 & 88)**Land in Davidson County, Tennessee, being part of Lot Nos. 149 and 150 on the Plan of John Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for said County, and described according to the survey of Turner Engineering Company, dated April 25, 1979, as follows:

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Said parts of Lot Nos. 149 and 150 adjoin and front together 122.50 feet on the southerly side of Hayes Street and extends back between parallel lines measuring 172.0 feet to a line in the rear measuring 122.50 feet along the northerly margin of an alley.

This property is subject to 1) easements, or claims of easements, not shown by public records; 2) any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show; 3) taxes and/or any assessments levied or assessed subsequent to the date hereof. Tax Parcel No. 92-16/87 and 92-1688; and 4) all matters shown on Plat recorded in Book 21, page 39, Register's Office for Davidson County.

The property is improved property known as 1917 and 1919 Hayes Street, Nashville, Tennessee 37203.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Cooper Properties by Quitclaim Deed from Barry D. Cooper, J. Kenneth Cooper, and Gary K. Cooper, dated November 3, 2006, and being Instrument No. 20061115-0141577.

This conveyance is subject to any and all existing easements and restrictions of record.

Witness my signature, this 19 day of April, 2017.

Barry D. Cooper

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STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***BARRY D. COOPER***, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 19th day of April, 2017.

JOHN T. BOBO STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public

My commission expires: 7/18/2020

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $Exempt TCA 67-4-409(a)(3)(A), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of April, 2017.

Notary Public or Register

My commission expires: 12/16/2020

LADONNA CASSADY STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

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