Karen Johnson Davidson County
Batch# 240582 DEEDWARR
06/07/2019 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20190607-0054807

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2019.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee 4219 Hillsboro Rd., Ste 332 Nashville, TN 37215	SAME	11604018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. COOPER, JR. AND LAURIE S. COOPER**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HR PROPERTIES OF TENNESSEE**, a Tennessee

general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 of Block "K" on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 front together 80 feet on the easterly margin of Wilson Boulevard and extend back 221 feet 3 inches between parallel lines to an alley.

Being the same property conveyed to James P. Cooper, Jr. and wife, Laurie S. Cooper, July 11, 1977 by deed from Jack Mattan and wife, Anne Marie Mattan, of record in Book 5196, page 97, Register's Office for Davidson County, Tennessee. By quitclaim deed James P. Cooper, Jr. and wife, Laurie S. Cooper conveyed to James P. Cooper, Jr. and Laurie S. Cooper, as tenants in common, of record in Book 11763, page 754, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: 814 Wilson Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of June, 2019.

James P. Cooper, Jr.

Laurie S. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 7th day of June, 2019

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURIE S. COOPER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2019

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____

True Copy Certification

I, Wesley D. Turner, 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, Linda Turner Ray, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER RAY
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

My Commission Expires: 9/7/21

Notary's Seal