PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20150101444 DEEDWARR
Recvd: 12/01/15 09:44 2 pgs
Fees: 13.00 Taxes: 4070.00
20151201-0120888

W & I Ref: (DM) Title No.: 58002
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip B. Cook Haden W. Cook 112 Bonaventure Place Nashville, Tennessee 37205	Owners

TAX MAP PARCEL NUMBERS: 11606003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Bass Cooke, a widow who has not remarried**, as surviving tenant by the entireties, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip B. Cook and Haden W. Cook, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bonaventure Place of record in Book 5200, pages 424 and 425, revised in Book 5200, pages 448 and 449, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to George Edward Cooke and wife, Nancy Bass Cooke, by Warranty Deed from L. H. Armistead, III, a single person, recorded December 18, 2000 and of record in Inst. No. 20001218-0124061, Register's Office for Davidson County, Tennessee. The said George Edward Cooke died on January 8, 2007. Said interest is now vested in Nancy Bass Cooke as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, pages 424 and 425, revised in Book 5200, pages 448 and 449, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5901, page 295, Book 9489, page 922, re-recorded in Book 9511, page 811, Doc. No. 20080722-0075030, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. By-Laws of record in Book 9489, page 946, re-recorded in Book 9511, page 835, Amended Charter in Book 8905, page 91, said Register's Office. Subject to right of way of Bonaventure Place (private) which lies across said lot.

This is improved property, known as 112 Bonaventure Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2015.

Nancy Bass Cooke

Nancy Bass Cooke

State of Tennessee

County of Davidson

On this 20th day of November, 2015, before me the undersigned authority, personally appeared Nancy Bass Cooke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 30 day of November, 2015.

Notary

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY