Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150104511 DEEDWARR
Recvd: 12/10/15 13:49 2 pgs
Fees: 13.00 Taxes: 1923.78
20151210-0124457

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Elliott Sloan III	New Owner	130-05-0-041.00
(NAME)	(NAME)	
115 West Tyne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George A. Cook III and Donna Cook, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Elliott Sloan III and Elizabeth Nelson Sloan, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 of Block "H" on the 2nd Revised Plan, Highlands of Belle Meade No. 2, of record in Plat Book 1130, Pages 71 and 72, revising Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George A. Cook III and Donna Cook, husband and wife by Warranty Deed dated 08/18/2015 from James Patrick Warfield and Catherine Avery Warfield, as tenants by the entirety of record in Instrument 201508200084194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 843, Page 18, Book 1130, Page 71; 2. Restrictions of record in Book 2196, Page 180; 3. Sanitary Sewer Easement Easement of record in Book 5156, Page 385, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 115 West Tyne Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of December, 2015.

George A. Cook III

Donna Cook

State of Tennessee
County of Rutherford

Personally appeared before me George A. Cook III and Donna Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2015.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

