This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2016-1419

Davidson County DEEDWARR
Recvd: 10/19/16 13:02 5 pgs
Fees:28.00 Taxes:2590.00
20161019-0110540

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Joseph C. Cook Jr. Judith E. Cook 2411 Crestmoor Road PH4 Nashville, TN 37215	SAME AS NEW OWNER	051 03 0 044.00

Executor's Deed

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Marlin Ingram and Kristie Marlin Barnett, Co-Executors of the Estate of Ralph E. Bryan, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Davidson County Probate Docket Number 16P327, pursuant to Letters Testamentary issued on March 3rd, 2016 by the Office of the Circuit Court of Davidson County, Tennessee.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph C. Cook, Jr. and Judith E. Cook, Tenants in Common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. PH4 of The Whitney, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Whitney of record in Instrument Number 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028 and Instrument No. 20120702-0058112, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ralph E. Bryan, Unmarried by Warranty deed from Whitney, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080729-0077521 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 29, 2008. The said Ralph E. Bryan died February 14, 2016, his estate having been probated in Docket No. 16P-327 in the Probate Court division of the Circuit Court for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Whitney of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028 and Instrument No. 20120702-0058112, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20080724-0076076, in the Register's Office for Davidson County, Tennessee. Stormwater Quality Agreement of record in Instrument Number 20061115-0141827, in the Register's Office for Davidson County, Tennessee.

This property, known as 2411 Crestmoor Rd. Unit PH 4, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $700,000.00.

Affiant

Sworn to and subscribed to before me this 12 day of October, 2016.

Notary Public

My Commission Expires: 5/11/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Executed to be effective as of the 12 day of October, 2016.

The Estate of Ralph E. Bryan

BY: Jennifer Marlin Ingram, Co-Executor
Jennifer Marlin Ingram, Co-Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Jennifer Marlin Ingram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Co-Executor** of **The Estate of Ralph E. Bryan**, the within named bargainor, and that she as **Co-Executor** executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as **Co-Executor**.

Witness my hand this 12th day of October, 2016.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Executed to be effective as of the 12 day of Oct, 2016.

The Estate of Ralph E. Bryan

BY: Kristie Marlin Barnett
Kristie Marlin Barnett, Co-Executor

STATE OF Florida
COUNTY OF Walton

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Kristie Marlin Barnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Co-Executor** of **The Estate of Ralph E. Bryan**, the within named bargainor, and that she as such **Co-Executor** executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as **Co-Executor**.

Witness my hand this 12 day of Oct, 2016.

Notary Public
Lawnene M Boswell

My Commission Expires: 4-13-20

LAWNENE M. BOSWELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #FF970350
My Commission Expires April 13, 2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Amelia Swanson
State of Tennessee Notary Public
Williamson County

My Commission Expires: 5/27/2029