THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170044340 DEEDWARR
Recvd: 05/25/17 08:32 2 pgs
Fees:13.00 Taxes:924.63
20170525-0051880

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Holder and Sarah Catherine Wheatley 217 Sloan Rd. Nashville, TN 37205	SunTrust Mortgage Inc. 901 Semmes Avenue Richmond, VA 23224	103-08-0B-217.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHARLES W. COOK., JR.**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ERIC HOLDER AND SARAH CATHERINE WHEATLEY, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 217, Parklane Condominiums, Phase III, Exhibit "B" to Master Deed of record in Book 7486, page 75, 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 Sally F. Cook, married by Warranty Deed from Shannon A. Chaney, unmarried, of record on May 29, 1997, at Book 10470, page 17, and further conveyed to Charles W. Cook, Jr. by Quitclaim Deed from Estate of Sally F. Cook, of record on February 15, 2002, at Instrument No. 20020215-0020238, Davidson County Register of Deeds.

This is improved property known as **217 Sloan Rd., Nashville, Tennessee 37205 .**

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand this **22nd** day of **May**, **2017**:

Charles W. Cook., Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES W. COOK., JR.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2017.

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $249,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2017:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON