THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171013649** Bill Garrett Davidson County Batch# 30807 **DEEDWARR** 11/29/2017 09:07:23 AM 2 pgs Fees: $13.00 Taxes: $2,257.00 20171129-0121521	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Don Cook and Charmaine Cook 207 CONCORD PARK W Nashville TN 37205-4711	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0C-207.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karin Coble Eaton, Executrix of The Estate of Karin Dale Coble** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Cook and Charmaine Cook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 207, on the Plan of Sugartree, Phase 4, of record in Book 4955, Page 84, Register's Office for Davidson County, Tennessee, to which plan, reference is herein made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Thomas J. Davis and wife Jane L. Davis to Karin Dale Coble, a/an married woman as recorded on the 24th day of July, 2000 in Instrument No. 200007240073185, in the Register's Office of Davidson County, Tennessee.

Karin Dale Coble having since died on August, 15, 2017. Her Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Probate Docket #17P-1729. Said Will directs the property to the Executrix, Karin Coble Eaton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUGARTREE, PHASE 4, as recorded in Plat Book 4955, Page(s) 84.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5691, Page 61, Book 11758, Page 466 and Instrument No. 20170522-0050870.

Charter of Sugartree Homeowners Association, Inc. recorded in Book 5365, Page 903, Book 5636, Page 525, Book 5639, Page 45, Book 5683, Page 667 and Book 5683, Page 670

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

Conveyance of common areas recorded in Book 5683, Page 675.

This is improved property located at 207 CONCORD PARK W Nashville TN 37205-4711

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2017.

The Estate of Karin Dale Coble

By: _____ executrix
Karin Coble Eaton, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karin Coble Eaton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Karin Dale Coble, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018