THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716903** Bill Garrett Davidson County Batch# 119531 DEEDWARR 07/24/2018 08:49:38 AM 2 pgs Fees: $13.00 Taxes: $2,754.65 20180724-0071896	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $744,500.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-20

WARRANTY DEED

Address New Owner: Julia B. Polk 2411 Crestmoor Road Apt PH4 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-0B-013.00 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, **Joseph C. Cook, Jr. and Judith E. Cook, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Julia B. Polk**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. PH4, on the Horizontal Property Regime for The Whitney, as recorded in the Master Deed 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, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOSEPH C. COOK, JR. and JUDITH E. COOK, TENANTS IN COMMON, by deed from 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, of record in Instrument No. 20161019-0110540 , dated October 12, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-10-0B-013.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028 and Instrument No. 20120702-0058112, , said Register's Office.

Assessments set out in Master Deed of record in Instrument No. 20060921-0117371, said Register's Office.

Easements set out in Master Deed of record in Instrument No. 20060921-0117371, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20061212-0153243, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20061115-0141827, said Register's Office.

This is improved property located at 2411 Crestmoor Road Apt PH4 Nashville TN 37215

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 20th day of July, 2018.

Joseph C. Cook, Jr.

Judith E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph C. Cook, Jr. and Judith E. Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2018.

Notary Public

My Commission Expires: _____

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