(4)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050151** mail to: Jim R. Vanderpool, P.C. 256 Seaboard Lane, Suite G-104 Franklin, TN 37067	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Jimmy Thompson by Cathy Sutter Affiant Attorney-in-fact Subscribed and sworn to before me, this 17th day of June, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Bronson and Erin Bronson 3902 Kimpalong Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 10316007000

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, **Jimmy Thompson also known as James Steele Thompson, the sole heir of James S. Thompson, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Bronson and Erin Bronson, 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:

Being Lot No. 37 and the Easterly one-half of Lot No. 36 on the Map of Kimpalong Place in Harding Road Section, as of record in Book 547, Page 18, Register's Office for Davidson County (RODC). Said Lot No. 37 and the Easterly one-half of Lot No. 36 front together 100 feet on the Northerly side of Kimpalong Road and run back between parallel lines 175 feet to a dead line.

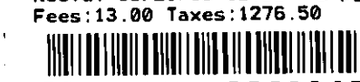
Being the same property Quitclaimed to James S. Thompson Jr. by Laurie S. Thompson in accordance with the terms of a Divorce Decree and Martial Dissolution Agreement in the 4th Circuit Court of Davidson County, TN, in Civil Action No. 02-D-1446 on September 16, 2002.

Being the same property conveyed by Installment Deed from Rolland S. Abrahams and Johanna L. Abrahams, as Co-Trustees to James S. Thompson, Jr. and wife, Laurie S. Thompson as recorded on the 30th day of May, 1973 in Deed Book 4712, Page 256; Quitclaim Deed from Laurie S. Thompson to James S. Thompson, Jr. as recorded on the 17th day of September, 2002 in Instrument No. 20020917-0113478 and Affidavit of Heirship as recorded on the 8th day of January, 2013 in Instrument No. 20130108-0002566, in the Register's Office of Davidson County, Tennessee.

James S. Thompson, Jr. having died on December 21st, 2012. Having been survived by his son and only heir, Jimmy Thompson, who was provided Letters of Administration by the Seventh Circuit Court of Davidson County, Tennessee on January 3rd, 2013. See also Affidavits of Heirship of record in Instrument No. 20130620-0063340 and 20130620-0063341, in the Register's Office of Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20130052252 DEEDWARR
Recvd: 06/20/13 12:38 2 pgs
Fees:13.00 Taxes:1276.50



20130620-0063342

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIMPALONG PLACE, as recorded in Plat Book 547, Page(s) 18.

This is improved property located at 3902 Kimpalong Ave Nashville, TN 37205.

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 17th day of June, 2013.

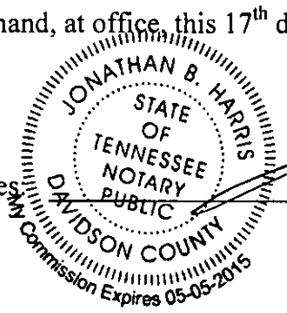
Jimmy Thompson by Cathy Sutter attorney-in-fact

Jimmy Thompson AKA James Steele Thompson
by Cathy Sutter, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy Sutter,** 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 **Attorney-in-fact for Jimmy Thompson AKA James Steele Thompson,** of the maker or a 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 17th day of June, 2013.



Notary Public

My Commission Expires: _____