14-06-003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/9/14

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6911C LEVINE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael J. Levine and Sherrie R. Levine	same	10316007000
3902 Kimpalong Drive		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

THOMAS BRONSON AND ERIN BRONSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL J. LEVINE, AND WIFE, SHERRIE R. LEVINE

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:

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 conveyed to Thomas Bronson and Erin Bronson, husband and wife by Warranty Deed from Jimmy Thompson also known as James Steele Thompson, the sole heir of James S. Thompson, Jr., recorded on the 20th day of June, 2013 in Instrument No. 20130620-0063342, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIMPALONG PLACE, as recorded in Plat Book 547, Page(s) 18, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

Davidson County DEEDWARR
Recvd: 06/26/14 09:59 2 pgs
Fees:13.00 Taxes:3885.00
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familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 3902 Kimpalong Drive, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness Our hand ~~on the~~ 19 day of June, 2014.

Thomas Bronson

Erin Bronson

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, THOMAS BRONSON AND ERIN BRONSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 19 day of June, 2014.

Claire H. Schwartz

Notary Public

My Commission Expires: May 11, 2015

CLAIRE H. SCHWARTZ
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

File #: 14-6911C LEVINE

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

I, the undersigned, 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.

PETER WEISS

State of Tennessee) County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Dee Files Kennedy

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY