(1)

WARRANTY DEED

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $655,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7585 BRONSON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas Bronson and Erin Bronson	Thomas Bronson and Erin Bronson	132-06-005.00
2609 Calkins Rd	2609 Calkins Rd	
Germantown TN 38139	Germantown TN 38139	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS PRATT BURROUGHS, JR AND CAROL ANNE BURROUGHS,
SOLE HEIRS AT LAW TO MELBA HOWARD BURROUGHS

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

THOMAS BRONSON AND WIFE ERIN BRONSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4032 Overbrook Court, Nashville, TN 37204

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), their heirs and/or 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 24th day of June, 2015.

Thomas Pratt Burroughs, Jr

Carol Anne Burroughs

BILL GARRETT, Davidson County
Trans:T20150051324 DEEDWARR
Recvd: 06/26/15 09:23 2 pgs
Fees:13.00 Taxes:2423.50
20150626-0061542

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, THOMAS PRATT BURROUGHS, JR AND CAROL ANNE BURROUGHS, the bargainor(s), with whom I am personally acquainted (or proved to me 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 Franklin, Tennessee, this 24th day of June, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7585 BRONSON CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 18, ADDITIONS & A REVISION OF BROOKHAVEN ESTATES, as shown on plat of record in Plat Book 2133, Page 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas P. Burroughs and wife, Melba H. Burroughs by Warranty Deed from Harrietta K. Maclean and husband, W. R. Maclean, recorded on the 23rd day of April, 1963 in Deed Book 3534, Page 595, in the Register's Office of Davidson County, Tennessee. The said Thomas Pratt Burroughs having since died.

Melba H. Burroughs having since died August 24, 2014. See Davidson County Probate Court Probate Docket #14P1557 for further reference to her estate.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 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 ADDITIONS & A REVISION OF BROOKHAVEN ESTATES, as recorded in Plat Book 2133, Page(s) 49 and Plat Book 1835, Page 50, 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).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 55 and Book 1969, Page 609 , 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).