WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$170,000.00~~.

Affiant

Subscribed and sworn to before me this 22 day of March, 2016.

Notary Public
My Commission expires: 3/10/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joanna Goble	Joanna Goble	136-14-0-026.00
549 Castlegate Drive	549 Castlegate Drive	
Nashville, TN 37217	Nashville, TN 37217	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Suzanne Bronk Hunt, Deborah Anne Bronk, Francis Michael Bronk, Devisees of the Estate of Francis Leonard Bronk**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Joanna Goble, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plat of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for said County.

Said Lot 26 fronts 100 feet on the southwest margin of Castlegate Drive, and extends back 228.42 feet on the northwest line, which is a broken line, and 167 feet on the southeast line, to a line on the rear, on which it measures 60 feet.

Being the same property conveyed to Francis L. Bronk and wife, Dorothy A. Bronk from H.W. Knott and wife, Dorothy B. Knott by Warranty Deed on May 15, 1975, of record in Book 4913, Page 916, Register's Office for Davidson County, Tennessee. Dorothy A. Bronk having since died leaving the property to Francis L. Bronk by right of survivorship. Francis L. Bronk having since died on November 11, 2015, leaving the property to Suzanne Bronk Hunt, Deborah Anne Bronk and Francis Michael Bronk by Last Will and Testament filed in Case No. 15P1957, Seventh Circuit Court (Probate Division) Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4649, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: 549 Castlegate Drive, Nashville, TN 37217

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160023676 DEEDWARR
Recvd: 03/23/16 13:46 2 pgs
Fees:13.00 Taxes:629.00
20160323-0027548

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 hands this March 21st, 2016.

Suzanne Bronk Hunt

Deborah Anne Bronk

BY: Suzanne Bronk Hunt, Attorney in Fact
Suzanne Bronk Hunt, Attorney-in-fact

Francis Michael Bronk

BY: Suzanne Bronk Hunt
Suzanne Bronk Hunt, Attorney-in-fact

STATE OF Louisiana
COUNTY OF St Tammany Parish

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Suzanne Bronk Hunt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 21, 2016

My commission expires _____

Notary Public

LISA S. HARRIS, Notary #67593
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death

STATE OF Louisiana
COUNTY OF St Tammany Parish

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Suzanne Bronk Hunt**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Deborah Anne Bronk**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Deborah Anne Bronk**, the bargainor(s), by the said **Suzanne Bronk Hunt**, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of March, 2016

NOTARY PUBLIC

My Commission Expires: _____

LISA S. HARRIS, Notary #67593
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death

STATE OF Louisiana
COUNTY OF St Tammany Parish

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Suzanne Bronk Hunt**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Francis Michael Bronk**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Francis Michael Bronk**, the bargainor(s), by the said **Suzanne Bronk Hunt**, as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of March, 2016

NOTARY PUBLIC

My Commission Expires: _____

LISA S. HARRIS, Notary #67593
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death