THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16067973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $477,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2016.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160060240 DEEDWARR
Recvd: 07/14/16 08:51 2 pgs
Fees:13.00 Taxes:1764.90
20160714-0072061

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bethany A. Hewitt and Erik Hewitt	New Owner	Tax Parcel ID No.
4501 Elkins Avenue		091-16-0-075.00
Nashville TN 37209		

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, **Robert A. Gross, unmarried, Robert A. Gross, Jr. and Catherine M. Swezey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bethany A. Hewitt and Erik Hewitt, wife and husband**, ("Grantees"), its 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 the easterly part of Lot No. 402, Block 19, Charlotte Park Company's First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of Elkins, formerly Second Avenue, and 45th Avenue North, formerly 4th Street, running thence with the southerly margin of Elkins Avenue, West 50 feet; thence parallel with 45th Avenue North, southerly 180 feet to an alley; thence with the northerly margin of said alley, easterly 50 feet to the westerly margin of 45th Avenue North; thence with the westerly margin of 45th Avenue North, northerly 180 feet to the beginning.

Being the same property conveyed to ROBERT A. GROSS, unmarried, a one-half (1/2) interest as joint tenants with right of survivorship with ROBERT A. GROSS, JR. and CATHERINE M. SWEZEY, husband and wife, as to the remaining one-half (1/2) interest, by deed from WILLIAM DELL WALKER and ALICE BROWN WALKER, of record in Instrument No. 20121010-0092625, dated October 5, 2012, 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 2016 and subsequent years for Map-Par. 091-16-0-075.00.

Davidson County taxes for 2015, Map-Par. 091-16-0-075.00, $4,371.49, Paid.

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

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property located at 4501 Elkins Avenue Nashville TN 37209

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 1st day of July, 2016.

Robert A. Gross

By: Robert A. Gross, Jr., Attorney-in-Fact

Robert A. Gross, Jr.

Catherine M. Swezey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Gross, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Robert A. Gross, 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 1st day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018