WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/16 16:19 3 pgs
Fees:18.00 Taxes:7511.00
20161003-0104203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,030,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8499 RIGGS CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeffrey A. Riggs	NEW OWNER	13206000500
4032 Overbrook Court		
Nashville, TN 37204		

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 BRONSON, AND WIFE, ERIN BRONSON

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

JEFFREY A. RIGGS A/K/A JEFFREY ALLEN RIGGS, A SINGLE MAN

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 3rd day of October, 2016.

Thomas Bronson by Stewart D. Bronson, Jr, attorney-in-fact — ATTORNEY IN FACT

Erin Bronson by Stewart D. Bronson, Jr, attorney-in-fact — ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 3rd day of October, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Stewart D. Bronson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Thomas Bronson and Erin Bronson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Thomas Bronson and Erin Bronson.

Witness my hand and official seal at Franklin, Tennessee.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

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 by Warranty Deed from Thomas Pratt Burroughs, Jr. and Carol Anne Burroughs, Sole Heirs at Law to Melba Howard Burroughs to Thomas Bronson and wife Erin Bronson as recorded on the 26th day of June, 2015 in Instrument No. 20150626-0061542 and Warranty Deed from Harrietta K. Maclean and husband, W. R. Maclean to Thomas P. Burroughs and wife, Melba H. Burroughs as recorded on the 23rd day of April, 1963 in Deed Book 3534, Page 595, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Thomas Bronson and Erin Bronson pursuant to a power of attorney executed by the same on _____ , and being filed for in Instrument # 20161003-0104202 , Register's Office for Davidson County, Tennessee.

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 2016 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).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017