This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Thomas M. Bronson, III et ux
2609 Calkin Rd.
Germantown, TN 38139

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Simmons Bank
1720 West End Ave. Suite 500
Nashville, TN 37203

Map/Parcel
#13116004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harry Saltzman and Helen Barrett Cobb, Co-Trustees of The Helen S. Cobb Revocable Living Trust dated August 28, 2002,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Thomas M. Bronson, III and Erin Bronson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block "A" on the Map of the First Addition to Gateway Acres, as shown by plat and survey of record in Plat Book 1424, page 9, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Helen S. Cobb, Trustee of The Helen S. Cobb Revocable Living Trust dated August 28, 2002 by Quitclaim Deed dated September 19, 2002, from Helen Cobb, unmarried, of record in Instrument #20021101-0134029, Register's Office for Davidson County, Tennessee. Helen S. Cobb resigned as Trustee on January 30, 2013, and appointed Helen Barrett Cobb to serve as a Co-Trustee with the currently serving Co-Trustee, Harry Saltzman, by Amendment to The Helen S. Cobb Revocable Living Trust dated January 30, 2013. A copy of the Certificate of Trust is attached hereto as "Exhibit "A" and a copy of the Amendment to The Helen S. Cobb Revocable Living Trust is attached hereto as Exhibit "B".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

BILL GARRETT, Davidson County
Trans:T20170028336 DEEDWARR
Recvd: 04/04/17 12:02 6 pgs
Fees:33.00 Taxes:2978.50
20170404-0032865

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **4710 Sewanee Rd., Nashville, Tennessee 37220.**

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, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 HANDS, this the 29 day of March, 2017.

Co Trustee

Harry Saltzman, Co-Trustee of The Helen S. Cobb Revocable Living Trust dated August 28, 2002

co-drafter

Helen Barrett Cobb, Co-Trustee of The Helen S. Cobb Revocable Living Trust dated August 28, 2002

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harry Saltzman and Helen Barrett Cobb, Co-Trustees of The Helen S. Cobb Revocable Living Trust dated August 28, 2002**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2017.

INDRANIE RAMCHARRAN
Notary Public, State of New York
No. 01RA6195375
Qualified in New York County
Commission Expires April 19, 2017

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $805,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT "A"

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE HELEN S. COBB REVOCABLE LIVING TRUST

The undersigned Trustees, pursuant to Tennessee Code Annotated Section 35-15-1013, declare under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The Helen S. Cobb Revocable Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on August 28, 2002, as amended.

2. **Trustor, Currently Acting Trustees, and Successor Trustee.** The Trustor is Helen S. Cobb. The currently acting Trustees are Harry Saltzman and/or Helen Barrett Cobb. The successor Trustee is Cully A. Cobb, III.

3. **Trust Identification Number.** The identification number of the Trust is the Trustor's social security number.

4. **Title to Trust Assets.** The assets of the Trust should be titled in the name of The Helen S. Cobb Revocable Living Trust dated August 28, 2002.

5. **Administrative and/or Managerial Powers of Trustees.** The Trustees possess all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

6. **Revocability.** The Trust is revocable. The Trustor has the power to revoke the Trust.

7. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** The Trustees, Harry Saltzman and/or Helen Barrett Cobb, serve jointly and severally. Either Trustee may act in all capacities, and take all action, and exercise all powers and authority, as a Trustee, without the consent, signature or approval of the other Trustee.

8. **Proof of Succession of Successor Trustees.** The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

9. **Trustees' Statement Regarding Revocation, Modification, or Amendment.** To the best of each Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Harry Saltzman

Helen Barrett Cobb

STATE OF NY)
COUNTY OF NY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Saltzman and Helen Barrett Cobb, also known as Barrett Cobb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 05 day of feb, 2013.

Notary Public

My Commission Expires: 7/11/15

OSCAR ALEXIS PEREZ
Notary Public - State of New York
NO. 01PE6244557
Qualified in Kings County
My Commission Expires 7/11/15

EXHIBIT "B"

AMENDMENT TO

THE HELEN S. COBB REVOCABLE LIVING TRUST

I, Helen S. Cobb (the "Grantor" or the "Trustmaker"), as the Grantor of a certain Trust Agreement dated August 28, 2002, establishing The Helen S. Cobb Revocable Living Trust (the "Trust"), by the power and authority reserved to me in the Trust to revoke or amend the Trust, in whole or in part, at any time, hereby amend the Trust as follows:

I resign as Trustee of the Trust. Harry Saltzman, currently serving as a Co-Trustee with me, shall continue to serve as Trustee of the Trust. I also appoint my daughter, Helen Barrett Cobb, to serve, as a Trustee along with Harry Saltzman. Harry Saltzman and Helen Barrett Cobb shall serve jointly and severally as Trustees. Either Trustee may act in all capacities, and take all action, and exercise all powers and authority, as a Trustee, without the consent, signature or approval of the other Trustee. If either one of them cannot serve as a Trustee for any reason, then the other one of the two of them shall serve alone as Trustee. If neither one of them can serve as Trustee for any reason then I appoint my son, Cully A. Cobb, III, as Trustee of the Trust.

IN WITNESS WHEREOF, I have signed my name to this Amendment and delivered this Amendment to the Trustee on this the 30th day of January, 2013.

Helen S. Cobb, Grantor & (resigning) Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen S. Cobb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of January, 2013.

JEFFREY NOBLEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
March 3, 2015

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We, Harry Saltzman and Helen Barrett Cobb, sign below to accept our fiduciary positions as Trustees of the Trust.

Harry Saltzman

Helen Barrett Cobb

STATE OF NY)
COUNTY OF NY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Saltzman and Helen Barrett Cobb, also known as Barrett Cobb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 05 day of Feb, 2013.

Notary Public

My Commission Expires: 7/11/15

OSCAR ALEXIS PEREZ
Notary Public - State of New York
NO. 01PE6244557
Qualified in Kings County
My Commission Expires 7/11/15