Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Joshua Tierney and Erin Tierney, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Joshua Bronleewe and Kathryn Bronleewe, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lots No. 601 and 603 on the Plan of Block 106, No. 1, West Nashville, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joshua Tierney and Erin Tierney, husband and wife, by deed from Christopher N. Dicroce, unmarried, dated March 30, 2012, of record in Instrument No. 20120402-0027412, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4700 Illinois Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of April, 2017.

Joshua Tierney by Erin Tierney
His Attorney in Fact

Erin Tierney

BILL GARRETT, Davidson County
Trans:T20170030886 DEEDWARR
Recvd: 04/12/17 11:38 2 pgs
Fees:13.00 Taxes:1055.43
20170412-0035807

State of KENTUCKY
County of JEFFERSON

On this ~~12th~~ 11th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Erin Tierney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

AMBER J. RUFRA NOTARY PUBLIC STATE AT LARGE, KY. 9/26/2018

State of KENTUCKY
County of JEFFERSON

Amber J. Rufra
Notary Public, ID No. 520081
State at Large, Kentucky
My Commission Expires on Sept. 26, 2018

On this the ~~12th~~ 11th day of April, 2017, before me personally appeared Erin Tierney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua Tierney, acknowledged that such person executed the same as the free act and deed of Joshua Tierney.

Notary Public

My commission expires: _____

AMBER J. RUFRA NOTARY PUBLIC STATE AT LARGE, KY. 9/26/2018

State of Tennessee)
County of Davidson)

Amber J. Rufra
Notary Public, ID No. 520081
State at Large, Kentucky
My Commission Expires on Sept. 26, 2018

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 285,250.00.

Affiant

Sworn and subscribed before me on this the 12th day of ~~April~~, 2017.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua Bronleewe 4702 Illinois Avenue Nashville, TN 37209	NEW OWNER	91-11-85.00