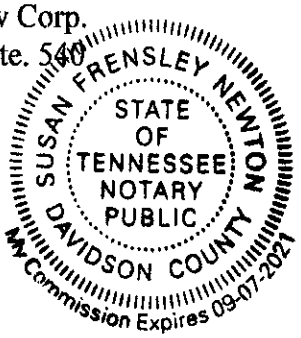
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 418,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 84356 DEEDWARR
04/24/2018 03:15:28 PM 2 pgs
Fees: $13.00 Taxes: $1,548.45

20180424-0038653

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Bryan Gobbell	Charles Bryan Gobbell	MAP 091-15-0-
4705 Elkins Avenue	405 Ashlawn Court	PARCEL 346.00
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BCE Properties, LLC**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Bryan Gobbell, unmarried, and Kelly Tronzo, unmarried, as tenants in common with right of survivorship**

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. 604 and the Easterly 5 feet of Lot No. 606, of Block 27 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to BCE Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Catherine H. Phillips a/k/a Cathy Phillips and Orley M. Hood, Jr. of record in Instrument No. 20101109-0089738 Register's Office for Davidson County, Tennessee, dated October 27, 2010 and recorded on November 09, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4705 Elkins 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this the 18th day of April, 2018.

BCE Properties, LLC, a Tennessee Limited Liability Company

BY: Mary Ann Hood, Member
Mary Ann Hood, Authorized Member

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Before me, a Notary Public in and for said State and County, personally appeared Mary Ann Hood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Member of the maker, **BCE Properties, LLC,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18th day of April, 2018.

My Commission expires Jan 8, 2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 92013 KATHERINE GRAY Commission Expires Jan. 8, 2021 RANKIN COUNTY

Katherine Gray
Notary Public

(18)