Bill Garrett Davidson County
Batch# 132690 DEEDWARR
08/24/2018 03:01:30 PM 2 pgs
Fees: $13.00 Taxes: $9,990.00
20180824-0084246

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2018. Notary Public My Commission Expires: 9-7-2020

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 7, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryce Drew and Tara Drew 4710 Sewanee Road Nashville TN 37220	New Owner Swbc Mortgage P.O. Box 11733 Newark, NJ 07101	Tax Parcel ID No. 131-16-0-041.00

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, **Thomas M. Bronson, III and Erin Bronson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryce Drew and Tara Drew, husband and wife.**, ("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 Lot No. 3 on the Plan of Block "A" on the Map of First Addition to Gateway Acres, as shown by plat and survey of record in Plat Book 1424, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas M. Bronson, III and Erin Bronson, husband and wife by Warranty deed from Harry Saltzman and Helen Barrett Cobb, Co-Trustees of The Helen S. Cobb Revocable Living Trust, dated August 28, 2002 of record in Instrument No. 20170404-0032865 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on April 04, 2017.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 9, Register's Office for Davidson County, Tennessee.

This is improved property located at 4710 Sewanee Road Nashville TN 37220

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 or this 24th day of August, 2018.

x _____ x _____

Thomas M. Bronson, III Erin Bronson

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M. Bronson, III and Erin Bronson, 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 23 day of August, 2018.

_____ Notary Public

My Commission Expires: 3-19-19

CLAIRE S. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-19-2019

True Copy Certification

I, Penny Y. Ray, 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 is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared **before me,** Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges **that** this certification of an electronic document is true and correct **and whose signature I have witnessed.**

_____
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY