THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190520629** Karen Johnson Davidson County Batch# 248010 **DEEDWARR** 06/25/2019 11:21:51 AM 2 pgs Fees: $13.00 Taxes: $2,368.00 20190625-0061316	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2019. Notary Public My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021 ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Thomas M. Bronson III and Erin V. Bronson 2609 Calkins Road Germantown, TN 38139	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-16-0-036.00

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, **Charles N. Shockley, Jr. and Sara Elizabeth Thompson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Bronson III and Erin V. Bronson, 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. 8 on the Map of Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County.

Said Lot No. 8 fronts 180.2 feet on the East side of Carlton Drive and runs back between lines, 262.2 feet on the South line and 268.8 feet on the North line to a dead line in the rear on which it measures 203.1 feet thereon.

Being the same property conveyed to Charles Nolen Shockley and wife, Elizabeth Miles Shockley by Warranty deed from H. Ward Pride of record in Book 3183, page 445, Register's Office for Davidson County, Tennessee, recorded on March 02, 1961. (Value or consideration shown in aforementioned deed $10.00.) The said Elizabeth Miles Shockley died July 2, 2015. The said Charles Nolen Shockley died January 17, 2018. Charles N. Shockley, Jr. and Sara Elizabeth Thompson are the devisees under the Last Will and Testament of Charles Nolen Shockley of record in Case no. 18P-262, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Charles N. Shockley, Jr. as Attorney-in-fact for Sara Elizabeth Thompson, which Power of Attorney is recorded in Instrument Number 20190625-0061315, Register's Office for Davidson County, Tennessee.

Being also known as 4500 Carlton Drive Nashville, Tennessee 37215.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 35, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1449, Page 155 and Book 2142, Page 58, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4500 Carlton Drive Nashville TN 37215

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 on this 24th day of June, 2019.

Charles N. Shockley, Jr.

Charles N. Shockley, Jr., EXECUTOR
Charles N. Shockley, Jr., Executor for the Estate of Charles N. Shockley

Sara Elizabeth Thompson by Chas N Shockley Jr ATTORNEY-IN-FACT
Sara Elizabeth Thompson by Charles N. Shockley, Jr., attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles N. Shockley, Jr., 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 24th day of June, 2019.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles N. Shockley, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Charles N. Shockley, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2019.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles N. Shockley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sara Elizabeth Thompson and that he is authorized by Sara Elizabeth Thompson to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of June, 2019.

Notary Public

My Commission Expires: _____

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