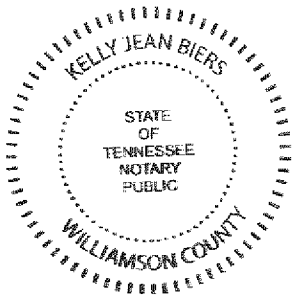
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hunter Ross Cranford	Franklin Synergy Bank	3308831
(NAME)	(NAME)	
5600 Chestnutwood Trail	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/17 08:45 3 pgs
Fees:18.00 Taxes:842.49
20170818-0084838

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Belew and Amanda Belew, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hunter Ross Cranford and Julia Ann Cranford, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 83 on the Plan of Phase II B, Roxborough East, of record in Plat Book 7900, Page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Joseph Belew and wife, Amanda Baran Belew by Quitclaim Deed from Stephen Belew and Amanda B. Jordan (n/k/a Amanda Baran Belew), dated 10/08/2004, recorded 10/15/2004 of record in Instrument No. 20041015-0124338, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Belew and Amanda B. Jordan, both unmarried by Warranty Deed from Dean E. Butler and wife, Amy Butler dated 02/16/1998, recorded 03/02/1998 of record in Book 10817, Page 405, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 7900, Page 601 and Amended of record in Plat Book 8250, Page 359, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 8727, Page 739, in the Register's Office for Davidson County, Tennessee, together with all amendments; and (3) Easement of record in Book 6138, Page 5, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5600 Chestnutwood Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of August, 2017.

Stephen Belew

Amanda Belew

State of Tennessee
County of Wilson

Personally appeared before me Stephen Belew and Amanda Belew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

