THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067
#13089

Bill Garrett Davidson County
Batch# 100983 DEEDWARR
06/06/2018 10:29:01 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180606-0054194

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin Cronan 249 Blackman Road Nashville, Tennessee 37211	F&M Bank 10 Cadillac Drive, Ste. 100 Brentwood, TN 37027	147-06-0-187.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SAMUEL MAX BURCHYETT, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JUSTIN SCOTT CRONAN, unmarried man**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 119 on the Plan of Section One of Caldwell Country Estates, of record in Plat Book 2663, Pages 68 and 69, 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 Samuel Max Burchyett, a single man by Warranty Deed from Bonnie Huettig of record on January 8, 2018, at Instrument No. 20180108-0002326, Davidson County Register of Deeds.

This property is commonly known as **249 Blackman Road, Nashville, TN 37211**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors

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 4th day of June, 2018:

Samuel Max Burchyett

STATE OF Michigan

COUNTY OF Wastenaw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SAMUEL MAX BURCHYETT**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of June, 2018:

Rita Benham

Notary Public

My Commission Expires: July 3, 2019

RITA BENHAM
Notary Public - Michigan
Washtenaw County
My Commission Expires Jul 3, 2019
Acting in the County of Washtenaw

STATE OF TN.

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4 DAY OF June, 2018:

Notary Public

My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020