THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Benjamin David Cranford
& Stephanie Goldsmith Cranford
2141 Brookview Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Citizens Bank, N.A.
one citizens Plaza
Providence, RI 02903

Karen Johnson Davidson County
Batch# 292192 DEEDWARR
09/27/2019 09:08:54 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190927-0098362

WARRANTY DEED

(Map 084-10-0; Parcel 072.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **THOMAS CLABORNE WILSON AND RONNIE LYNN SIMMONS, A MARRIED COUPLE,** hereinafter referred to as "Grantors", have bargained and sold and does hereby transfer and convey unto **BENJAMIN DAVID CRANFORD AND STEPHANIE GOLDSMITH CRANFORD, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Donelson Meadows, Section Two, as of record in Plat Book 2133, Pages 100-101, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Thomas Claborne Wilson, by Warranty Deed from Eugene Kenneth Jenkins, Jr., unmarried, dated June 10, 2005, of record in Instrument No. 20050629-0074812, re-recorded in Instrument No. 20051130-0143640, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2141 Brookview Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 25th day of September, 2019.

Thomas Claborne Wilson
THOMAS CLABORNE WILSON

Ronnie Lynn Simmons
RONNIE LYNN SIMMONS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Claborne Wilson and Ronnie Lynn Simmons, the bargainor, 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 the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2019.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of September, 2019.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2019-600

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.