WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 04/03/07 11:01 2 pgs
Fees:13.00 Taxes:537.98

20070403-0039755

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celeste Krenz	SAME	07203036800
(NAME)	(NAME)	
1220 Shelton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070562

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Adam Taylor and wife, Rachel Taylor, and William C. Sons Jr. and wife, Robin Sons**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Celeste Krenz, an unmarried person and Jean and Darwin Krenz, tenants in common with right of survivorship**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1220 Shelton Avenue, Nashville, TN 37216

(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, his/her heirs and assigns forever; and we do covenant with the 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 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 2nd day of April, 2007.

William C. Sons Jr.

Robin Sons

Adam Taylor

Rachel Taylor

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Adam Taylor and wife, Rachel Taylor, and William C. Sons Jr. and wife, Robin Sons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Adam Taylor and wife, Rachel Taylor, and William C. Sons Jr. and wife, Robin Sons executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2007 at Springfield, Tennessee.

Commission expires: 11/25/07

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

EXHIBIT A

Being the East half of Lot No. 65 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 65 fronts 50 feet on the South side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

BEING all of the same property conveyed to Adam Taylor and wife, Rachel Taylor, and William C. Sons Jr. and wife, Robin Sons by Warranty Deed from The Estate of Raymond Lawrence Wierzbowski dated January 30, 2007 of record in Instrument No. 20070201-0013272, Register's Office for Davidson County, Tennessee.