Davidson County DEEDWARR
Recvd: 06/19/07 14:51 2 pgs
Fees:13.00 Taxes:1184.65
20070619-0073378

Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,175.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2007.

Notary Public
My commission expires: 11-22-2010

MATTHEW CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax-Information
Vernon M. Sanford Jr. 721 Hardy's Court Whites Creek TN 37189	New Owner	040-09-0-A-014.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Krantz Builders, Inc., a Tennessee Corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Vernon M. Sanford Jr. and wife, Kelly A. Sanford**, hereinafter called the Grantees, their successors and 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 Lot No. 14, on the Plan of Whites Creek Manor, of record in Instrument No. 20061130-0148061, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard C. Binkley, a married person and wife, Margie H. Binkley by deed from Gary B. Thompson, unmarried, dated June 15, 2004, recorded June 17, 2004, of record in Instrument No. 20040167-0071683, re-recorded in Instrument No. 20040916-0111482, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margie H. Binkley by Quitclaim Deed from Richard C. Binkley and wife, Margie H. Binkley, dated June 23, 2005, recorded January 4, 2006, of record in Instrument No. 0060104-0000794, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Krantz Builders, Inc., a Tennessee Corporation by deed from Margie H. Binkley joined by her husband, Richard C. Binkley, dated December 7, 2006, recorded December 11, 2006, for the consideration of $80,000.00, of record in Instrument No. 20061211-0152764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 721 Hardy's Court, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 14th day of June, 2007.

Krantz Builders, Inc., a Tennessee Corporation

By: _____
Thomas L. Krantz, Sr., its President

State Of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas L. Krantz, Sr. , 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 President of Krantz Builders, Inc., a Tennessee Corporation, the within named bargainor, and that he is authorized by Krantz Builders, Inc., a Tennessee Corporation to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 14th day of June, 2007.

_____
State of Tennessee at Large

My Commission expires
1/23/10

