SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 08:00 2 pgs
Fees:13.00 Taxes:299.70

20071231-0148614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF ____, 2007

Notary Public

MY COMMISSION EXPIRES: ____

(AFFIX SEAL)

JANET L. ARMES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
,3931 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8115

RT4744

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Krantz Sr and Carl D Krantz Sr	Thomas Krantz	150-06-0 006.00
(NAME) 2980 Mossdale Drive	(NAME) 121 Bella Vista Dr.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank, N.A., N.D., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Thomas Lee Krantz Sr ____ ____ ____ ____, and Carl D Krantz Sr, ____ ____ ____ ____,AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 255 on the plan of Cherry Hills, Section 7, as of record in Book 4660, Page 49, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fabiola Aguilera, a single woman, by Warranty Deed from Sam H. Graham, Jr. and wife, Marlene Graham dated April 20, 2005 and recorded April 22, 2005 in Instrument Number 20050422, Page 0045230, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Fabiola Aguilera, a single woman, by Quitclaim Deed from Victor Hazelwood, Trustee, dated April 20, 2005 and recorded April 22, 2005 in Instrument Number 20050422-0045233, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A., N.D. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated September 7, 2007 and recorded September 10, 2007 in Instrument Number 20070910-0107996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 2980 Mossdale Drive Antioch 37013
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Thomas Lee Krantz Sr and Carl D Krantz Sr, and his/her/their assigns, forever.

Said U.S. Bank, N.A., N.D., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said U.S. Bank, N.A., N.D.., has executed this deed this December 4, 2007

U.S. Bank, N.A., N.D.

By Deborah F. Brant
Real Estate Officer

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah F. Brant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the US Bank, N.A., N.D.. the within named bargainor, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this December 4, 2007

Commission expires: 1/31/10

Notary Public

SHIRLEY A. BEDNARCHUK
Notary Public
Minnesota
My Commission Expires January 31, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4744