SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Dec., 2007 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

RT4746

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Krantz Sr. and Carl D. Krantz Sr.	Thomas Krantz	070-05-0 061.00
(NAME) 2405 Stivers Street	(NAME) 121 Bella Vista Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	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., 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. 2 of the Resubdivision of a portion of Lot No. 13 on the Map of Alpine Terrace located in the First District of Davidson County, Tennessee and recorded in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee and the Resubdivision being of record by Instrument No. 20020401-0038780, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Avery B. Smith, Unmarried, by Warranty Deed from Slate Construction Co., Inc., dated March 2, 2004 and recorded March 9, 2004 in Instrument Number 20040309-0027180, Register's Office for Davidson County Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A. by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated March 9, 2007 and recorded March 12, 2007 in Instrument Number 20070312-0029803, 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 improved ☒ property, known as 2405 Stivers Street Nashville 37218
(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.., 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.

Davidson County DEEDWARR
Recvd: 12/31/07 08:00 2 pgs
Fees:13.00 Taxes:284.90

20071231-0148615

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

U.S. Bank, N.A.

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 Officer respectively of the US Bank, N.A. the within named bargainor, a ~~corporation~~ association 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

RT4746