File No. 280200148

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/08 14:20 2 pgs
Fees:13.00 Taxes:1239.50
20080311-0024586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008~~ July 20, 2008

(AFFIX SEAL)

WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter A. Gold	Taylor, Bean & Whitaker Mortgage Corp.	040-09-0A-001.00
(NAME)	(NAME)	
2601 Houston Lane	1417 North Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Ocala , FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Krantz Builders, Inc., a Tennessee Corporation,

, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carter A. Gold and Carlene A. Gold,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, 1st REVISION: Lots 1 & 2, WHITES CREEK MANOR SUBDIVISION, as shown by plat of record in Instrument No. 20061215-0154532, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Krantz Builders, Inc., a Tennessee Corporation, by Warranty Deed dated December 7, 2006, from Margie H. Binkley, joined by her husband, Richard C. Binkley of record in Instrument No. 20061211-0152764, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2601 Houston Lane, Whites Creek, TN 37189
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 our hands this 7th day of March, 2008.

Krantz Builders, Inc.

By: _____
Thomas L. Krantz, Sr, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas L. Krantz, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Thomas L. Krantz, as such President.

Witness my hand at office this 7th day of March, 2008.

Commission expires: April 12, 2008

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

_____
Rebecca Campbell Notary Public

File Number: 280200148

RETURN TO:
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072