Davidson County DEEDWARR
Recvd: 03/19/08 11:22 2 pgs
Fees:13.00 Taxes:371.85

20080319-0027709

File No. 280100989

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008~~ April 2009

(AFFIX SEAL)

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
Joselyn L. Turner	Neighborhood Funding, Inc.	070-05-0 061.00
(NAME) 2405 Stivers St.	(NAME) 324 N. Dale Mabry Highway Suite 203	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Tampa, FL 33609 ,	
(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,

Thomas Lee Krantz Sr. and Wife, Linda Krantz and Carl D. Krantz Sr. and Wife, Margaret Katheryn Krantz

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

Joselyn L. Turner, unmarried,

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

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. 20020401-0036780, 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 Thomas Lee Krantz Sr. and Carl D. Krantz Sr. by Special Warranty Deed dated December 4, 2007, from U.S. Bank, NA of record in Instrument No. 20071231-0148615, 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 2405 Stivers St., Nashville, TN 37218
(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), HER 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), HER 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/our hands this 14th day of March, 2008.

Linda Krantz

Thomas Lee Krantz Sr. by Linda Krantz, AIF

Margaret Katheryn Krantz by Linda Krantz, AIF

Carl D. Krantz Sr. by Linda Krantz, AIF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*20080319002770 8

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Krantz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas Lee Krantz, Sr and Carl D. Krantz and Wife, Margaret Katheryn Krantz, as their Attorney In Fact, under Power of Attorney bearing Inst. No. *, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Thomas Lee Krantz Sr. and Carl D. Krantz, Sr. and Wife Margaret Katheryn Krantz, under said Power of Attorney.

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

My Commission Expires:
~~04/12/08~~ 4-7-09

Notary Public
~~Rebecca Campb~~ell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Krantz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of March, 2008.

My Commission Expires: ~~04/12/08~~
April 7, 2009

Notary Public

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

File Number: 280100989

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

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.