File No. 280300887

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/08 12:05 2 pg
Fees:13.00 Taxes:517.63
20080516-0050575

Rebecca Campbell Sumner County State Of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/28/2012
(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
Welde Sylvain	Bank of America	006.00 150-06-0
(NAME) 2980 Mossdale Drive	(NAME) 9000 Southside Blvd., Bldg. 700	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Jacksonville, FL 32256	
(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, **Thomas Lee Krantz Sr. and Carl D. Krantz Sr.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Welde Sylvain, a married man**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 255 on the Plan of SECTION 7, CHERRY HILLS, as shown by plat of record in Plat Book 4660, Page 49, 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.

CHAIN OF TITLE: Being the same property conveyed to Thomas Lee Krantz Sr. and Carl D. Krantz Sr. by Warranty Deed dated December 4, 2007, from US Bank, N.A., N.D. of record in Instrument No. 20071231-0148614, Register's Office for said County.

Said property being the same property previously conveyed to US Bank, N.A., N.D. by Substitute Trustee's Deed dated September 7, 2007, from I. Dyke Tatum, Substitute Trustee of record in Instrument No. 20070910-0107996, Register's Office for said County.

And said property being the same property previously conveyed to Victor Hazelwood, Trustee from Fabiola Aguilera, a single woman, and then further conveyed to Fabiola Aguilera, a single woman, and Jesse Viloanueva, a single man, as Joint Tenants with the Right of Survivorship, from Victor Hazelwood, Trustee, all by QuitClaim Deed dated April 20, 2005, of record in Instrument No. 20050422-0045233, Register's Office for said County.

And said property further being the same property previously conveyed to Fabiola Aguilera, a single woman, by Warranty Deed dated April 20, 2005, from Sam H. Graham, Jr. and wife, Marlene Graham, of record in Instrument No. 20050422-0045230, 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 2980 Mossdale Dr., Antioch, TN 37013
(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), 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), 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 4th day of April, 2008.

Thomas Lee Krantz Sr.

Carl D. Krantz Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas Lee Krantz Sr. and Carl D. Krantz Sr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of April, 2008.

Commission expires: 2/28/2012

Rebecca Campbell

Notary Public

File Number: 280300887

RETURN TO:

Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

