Davidson County DEEDWARR
Recvd: 08/27/09 08:52 3 pgs
Fees:18.00 Taxes:259.00
20090827-0080494

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Thomas L. Krantz, Sr. and
Carl Denver Krantz, Sr.
121 Bella Vista Drive
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 49
Parcel 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harry A. Dillon, Trustee of the Dillon Living Trust dated July 13, 1998** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., as tenants in common** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, being a House and Lot in the 13th Civil District of Davidson County, Tennessee, and described by a survey made by John Kohl, dated December 14, 1972, as follows:
>
> Beginning at a point in the westerly margin of Buena Vista Pike thence S 12 deg. 30' E, 100 feet to a point; thence Westerly 421.7 feet to a point; thence N 7 Deg. 30' W, 100 feet to a point; thence Easterly 413.0 feet to the point of beginning.
>
> Being the same property conveyed to Harry A. Dillon, Trustee of the Dillon Living Trust dated July 13, 1998 by deed from Margaret Webb, unmarried, dated June 15, 2009, of record in Instrument No. 20090617-0056278, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 5255 Buena Vista Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of August, 2009.

Harry A. Dillon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Harry A. Dillon, Trustee of the Dillon Living Trust dated July 13, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26 day of August, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me
this 26 day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

