STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100081742 DEEDWARR
Recvd: 12/29/10 11:52 2 pgs
Fees:13.00 Taxes:129.50
20101229-0103329

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2010.

Notary Public
MY COMMISSION EXPIRES: 4/23/14
File No. G10-1775D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas L. Krantz, Sr. and Carl D. Krantz, Sr. (NAME)	Same (NAME)	43-14-153
1039 Somerset Downs Blvd ~~709 Yowell Avenue~~ (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville TN 37075 ~~Madison, TN 37115~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael S. Fagan, unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas L. Krantz, Sr. and wife, Linda G. Krantz, a 50% undivided interest, and Carl D. Krantz, Sr. and wife, Margaret K. Krantz, a 50% undivided interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the easterly half of Lot 21 of Block "G" on the revised plan of RAINBOW TERRRACE SUBDIVISION, as shown by plat of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Also, conveyed is a Small tract of land lying to the north of the above described property, being known as part of Lot No. 25 on the unrecorded plan of Rainbow Terrace Subdivision, Section II, and described as follows:

Beginning at a point in the northerly margin of Yowell Avenue at the common corner of Lot 19 and 20 on said plan: and running northerly with the common boundary between said Lots 145 feet to the common rear corner of said lots; thence continuing in a northerly direction 15 feet to a point; thence westerly and parallel with the northerly line of Lot Nos 20 and 21, 75 feet to a point; thence southerly 15 feet to the northerly margin of Lot No. 21 on said Plan; thence continuing in a southerly direction and parallel to the dividing line of Lots 20 and 21, 145 feet to the northerly margin of Yowell Avenue; thence with the margin of said Avenue easterwardly 75 feet to the point of beginning.

BEING the same property conveyed to Michael S. Fagan from Johnny Woodard, Trustee for Michael S. Fagan, by Quit Claim Deed dated August 21, 2009, as Instrument No. 200908240079312, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 709 Yowell Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 14th day of December, 2010.

Michael S. Fagan

Michael S. Fagan

December 14, 2010
Date

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 Michael S. Fagan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2010.

My Commission Expires: 4/27/2012

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066