THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Carl Krantz, Sr. etal	Same as Owner	022.00-0-077.00
1039 Somerset Downs Blvd.		
Hendersonville, TN 37075		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken. PLLC.
846 Conference Drive
Suite #4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Rutherford

MELINDA SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 3, 2014

The actual consideration or value, whichever is greater, for this transfer is $ 17,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 20 11.

Notary Public

My commission expires: 3/3/2014

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Cesar A. Salinas and Wendy R. Salinas** "Grantor" by these presents, does hereby quitclaim and convey unto **Carl Krantz, Sr. and wife, Margaret K. Krantz, a 50% undivided interest and Tommy Krantz, Sr. and wife, Linda G. Krantz, a 50% undivided interest** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Tract No. 2 on the survey of Ralph Lambert & Son, Surveyors, dated January 19, 1974 and described as follows:

BEGINNING at an iron pin in the westerly margin of the U.S. Highway 431 (White's Creek Pike); thence North 88 degrees 41 minutes West 1,022.1 feet to an iron pin; thence North 16 degrees 13 minutes East 146.88 feet to an iron pin; thence North 89 degrees 56 minutes East 863.3 feet to an iron pin in the westerly margin of White's Creek Pike; thence South 40 degrees 41 minutes East along the westerly margin of said pike, 200 feet to the point of beginning.

LOCATED UPON THE ABOVE-DESCRIBED PROPERTY is a 1997 Mountaineer, Model No. 933 manufactured home, Serial Number CAP000933TNAB, which is permanently affixed to said property.

Being the same property conveyed to Cesar A. and Wendy R. Salinas by Final Decree Confirming Sale from David & Debbie Holliman of record in Instrument No. 201010200084003, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110001610 DEEDQC
Recvd: 01/07/11 11:03 2 pgs
Fees:13.00 Taxes:62.90
20110107-0002196

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 5254 Whites Creek Pike, Whites Creek, TN 37189.

Witness my hand this 3rd day of January, 2011.

Grantor- Cesar A. Salinas

Grantor- Wendy R. Salinas

STATE OF TENNESSEE}
COUNTY OF Rutherford }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cesar A. Salinas and Wendy R. Salinas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 2011.

Commission expires: 3/3/2014

Notary Public

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

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