NEW OWNER:

Michael Krantz and
Patrick Krantz
2755 Ivey Point Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N. Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map 016
Group 00-0
Parcels 072.00 & 254.00

BILL GARRETT, Davidson County
Trans:T20120069451 DEEDQC
Recvd: 09/14/12 15:39 4 pgs
Fees:23.00 Taxes:262.70
20120914-0083804

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Twila Brent, individually and as Trustee under the Revocable Trust Agreement of Walter Krantz, dated June 2, 2011,** does convey unto **Patrick Lee Krantz, Personal Representative of the Estate of Walter Krantz, Jr., deceased, and Michael Anthony Krantz and Patrick Lee Krantz, individually,** their heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, the complete tract being shown in Book 565, Page 136, Register's Office, Davidson County, Tennessee, and more particularly described according to a survey by Stanford & Associates, Inc., September 14, 1972, described as Tract No. 2, and more particularly described as follows:

Beginning at a point in the center of Ivy Point Road, common corner with Tract No. 1; thence S. 75 degrees 58 minutes West 41.23 feet to a point; thence West 670 feet to a point; thence North 5 degrees 05 minutes East 1090.93 feet to a point; then North 4 degrees 51 minutes East 1120 feet to a point, and common corner with Tract No. 3; then with the line between Tracts 2 and 3, due East 720 feet to a point in the center line of Ivy Point Road; thence South 33 degrees 47 minutes West 151.9 feet to a point; thence North 66 degrees 56 minutes West 100 feet; thence South 18 degrees 31 minutes West 565 feet to a point on the margin of Ivy Point Road; thence continuing partially in the margin and partially in the center of Ivy Point Road as follows: South 6 degrees 19 minutes East 810.4 feet, South 5 degrees 27 minutes West 351.7 feet, South 6 degrees 38 minutes East 160.1 feet, South 20 degrees 33 minutes East 282.7 feet to the point of beginning, containing 24.65 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PARCEL OF LAND:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated June 5, 1994 as corrected on December 5, 1994, by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:

Beginning at an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of Ivy Point Road, said center line being 780

feet, more or less, northwardly from the center line of the intersection of Ivy Point Road and Union Hill Road; thence leaving the westerly margin of Ivy Point Road North 42 degrees 36' West 52.56 feet to an iron pin; thence North 87 degrees 12' West 87.95 feet to an iron pin; thence, North 86 degrees 21' West 157.50 feet to an iron pin; thence, North 86 degrees 55' West 234.50 feet to an iron pin, marking the southwest corner of this tract, said point being North 04 degrees 53' East 684.99 feet from an existing iron pin Walter Krantz's southwest corner as recorded in Deed Book 4562, page 929, Register's Office for Davidson County, Tennessee; thence, North 05 degrees 44' East 412.59 feet to an iron pin; thence North 04 degrees 58' East 365.90 feet to an iron pin; thence, South 86 degrees 20' East 373.71 feet to an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of the said road; thence with said margin of said road South 06 degrees 55' East 535.00 feet to an iron pin; thence, South 04 degrees 57' East 132.64 feet to an iron pin; thence, South 01 degrees 18' West 116.82 feet to an iron pin; thence South 06 degrees 48' West 37.0 feet to the point of beginning and containing 8.08 acres, more or less.

Being a portion of the same property conveyed to Twila Brent, Trustee under the Revocable Trust Agreement of Walter Krantz, dated June 2, 2011, from Walter Krantz dated June 2, 2011, of record at Instrument No. 20110602-0042299, Register's Office, Davidson County, Tennessee. For further reference see Warranty Deed, dated October 6, 1972, of record in Book 4652, Page 929, Register's Office Davidson County, Tennessee and Warranty Deed, dated February 10, 1965, of record in Book 3863, Page 48, Register's Office Davidson County, Tennessee.

This is IMPROVED property known as 2755 Ivey Point Road, Goodlettsville, TN 37072; AND UNIMPROVED property known as: 2793 Ivey Point Road, Goodlettsville, TN 37072

WITNESS SIGNATURE(S) this 11th day of September, 2012.

Revocable Trust Agreement of Walter Krantz:

Twila Brent, Trustee

Twila Brent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Twila Brent**, 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 office, this 11 day of September, 2012.

My commission expires: 1/07/2013

Notary Public

JENNIFER SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Twila Brent,** 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 of, and as **Trustee** for, the **Revocable Trust of Walter Krantz,** dated June 2, 2011, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office, this 11 day of September, 2012.

Notary Public

My commission expires: 1/07/2013

PLK PLK PLK PLK

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 11 day of September, 2012.

Notary Public

My commission expires: 1/07/2013

PLK PLK

JENNIFER SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, of the interest being transferred hereby for the **improved** real property identified as **2755 Ivey Point Road, Goodlettsville, Davidson County, Tennessee** 37072, is $ 61,000 PLK ; and the actual consideration or value, whichever is greater, of the interest being transferred hereby for the **unimproved** real property identified as **2793 Ivey Point Road, Goodlettsville, Davidson County, Tennessee** 37072, is $10,000 PLK ; for a total consideration of $ 71,000 PLK .

Patrick Lee Krantz Affiant

Subscribed and sworn to before me
this 13th day of September 2012.

Fran James Notary Public

My commission expires 3-3-2015

FRAN JAMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.