This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20120069452 DEEDWARR
Recvd: 09/14/12 15:42 5 pgs
Fees:27.00 Taxes:0.00
20120914-0083805

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

Address New Owner(s) as follows: **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ, 2755 Ivey Point Road, Goodlettsville TN 37072**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel No. **016 00 0 072.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WALTER KRANTZ, JR., died **04 June 2011**, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **11P-1021**; and

WHEREAS, WALTER KRANTZ, JR., left a paperwriting dated **25 July 2007**, which was admitted to probate on 20 June 2012, as his Last Will and Testament and recorded in Will Book/page **11P-1021**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, PATRICK LEE KRANTZ is the duly appointed and acting Personal Representative of the Estate of **WALTER KRANTZ, JR.,** deceased, under Letters Testamentary issued 20 June 2012;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ** by and under said Last Will and Testament of **WALTER KRANTZ, JR.,** deceased, the undersigned, **PATRICK LEE KRANTZ,** Personal Representative of the Estate of **WALTER KRANTZ, JR.,** deceased, hereinafter referred to as Grantor, by these presents does

hereby transfer and convey to **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ**, as tenants in common, their heirs and assigns, hereinafter referred to as Grantees, that certain tract or parcel of land in **Davidson County, Tennessee,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (X) **improved** ( ) **unimproved** real property located at and known as **2755 Ivy (Ivey) Point Road, Goodlettsville, Davidson County, Tennessee 37072**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ**, as tenants in common, their heirs and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantees that as Personal Representative he has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this warranty is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 12th day of September, 2012.

Patrick Lee Krantz

PATRICK LEE KRANTZ, Personal Representative of the Estate of **WALTER KRANTZ, JR.,** deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **PATRICK LEE KRANTZ** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **WALTER KRANTZ, JR.**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 2012.

Fran James Notary Public

My commission expires: 3-3-2015

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**181,900.00**.

/Patrick Lee Krantz Affiant

Subscribed and sworn to before me
this 10th day of September 2012.

Fran James Notary Public

My commission expires 3-3-2015

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

EXHIBIT A

Improved Real Property identified as **2755 Ivy (Ivey) Point Road, Goodlettsville, Davidson County, Tennessee 37072**, shown **on Tax Map No. 016 000** as **Parcel No. 072.00** and being more particularly described as follows.

Land in Davidson County, Tennessee, being the southerly part of Tract No. 2 of the complete Tract being shown in Book 565, page 136, Register's Office, Davidson County, Tennessee, and being partially described according to a survey by Stanford & Associates, Inc., (Hereinafter referred as "Stanford survey".) dated 14 September 1972, as shown in Book **4652**, page **925**, and partially described according to a survey by Donald W. Fortner, Registered Land Surveyor No. 1072, dated 05/06 June 1994, as corrected 05 December 1994 (Job No. 0456) (Hereinafter referred as "Fortner survey.") incorporated in a Deed to James N. Brent and wife, Twila K. Brent, as shown of record in Book **9597**, page **921**, all Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point in the center of Ivy (Ivey) Point Road, common corner with Tract No. 1 (Stanford survey);

Thence along the common boundary of Tract No. 1 as shown on Stanford survey, South 75 degrees 58 minutes West 41.23 feet to a point;

Thence continuing along the common boundary of Tract No. 1 as shown on said Stanford survey, West 670.0 feet to a point;

Thence as shown on the Stanford survey North 5 degrees 5 minutes East 684.99 feet, more or less, to a fence line;

Thence as shown on the Fortner survey along the common boundary and southerly line of the real property conveyed to James N. Brent and wife, Twila K. (Krantz) Brent, as shown of record in Book **9597**, page **921**, Register's Office for Davidson County, Tennessee, as described in the Fortner survey as follows, to-wit:

Thence South 86 degrees 55 minutes East 234.50 feet to an iron pin;

Thence South 86 degrees 21 minutes East 157.50 feet to an iron pin;

Thence South 87 degrees 12 minutes East 87.95 feet to an iron pin;

Thence South 42 degrees 36 minutes East 52.56 feet to an iron pin in the westerly margin of Ivey Point Road;

Thence returning to the Stanford survey and along the center line of Ivey Point Road eastwardly 25 feet to the center of Ivey Point Road;

Thence South 5 degrees 27 minutes West 351.7 feet to a point;

Thence South 6 degrees 38 minutes East 160.1 feet to a point;

Thence South 20 degrees 33 minutes East 282.7 feet to a point of beginning and containing 9.0 acres, more or less.

Being part of the same property conveyed to Walter Krantz, Jr., and wife, Geneva Krantz, by Deed from Walter Krantz, Sr., and wife Jennie Krantz, as shown of record in Book **3863**, page **48**, and/or property conveyed to Walter Krantz, Jr., and wife Genvia Krantz, from Walter Krantz, Sr., a widower, as shown of record in Book **4652**, page **929**, Register's Office for Davidson County, Tennessee.

Walter Krantz, Sr., died _____ November 1972.

Genvia Krantz a/k/a/ Geneva Krantz died 16 July 2007, in Davidson County, Tennessee.

And being part of the same Real Property conveyed by Twila Brent as attorney-in-fact for Walter Krantz, Jr., a widower, under Power of Attorney dated 25 July 2007, to Twila Brent, Trustee of the "Revocable Trust Agreement of Walter Krantz (sic)" established by Twila Brent as attorney-in-fact for Walter Krantz, Jr., a widower, on 02 June 2011, and shown of record as Instrument No. **20110602-0042299,** Register's Office for **Davidson** County, Tennessee.

Walter Krantz, Jr., died 04 June 2011, in Davidson County, Tennessee.

And being part of the same Real Property conveyed to **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ,** and **PATRICK LEE KRANTZ,** Personal Representataive of the Estate of **WALTER KRANTZ, JR.,** by Quitclaim Deed from Twila W. (Krantz) Brent, individually and as Trustee of the Trust of Walter Krantz, and shown of record as Instrument No. 20130914-0083804, Register's Office for Davidson County, Tennessee.

Twila White (Krantz) Brent and Twila Brent are one and the same person.

This Deed is evidence of distribution of the above-described real property devised to **MICHAEL ANTHONY KRANTZ and PATRICK LEE KRANTZ,** beneficiaries by and under the Last Will and Testament of **WALTER KRANTZ, JR.,** deceased, and is exempt from any privilege and/or recording tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***