This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
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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 0 254.00**

BILL GARRETT, Davidson County
Trans:T20120069453 DEEDWARR
Recvd: 09/14/12 15:45 5 pgs
Fees:27.00 Taxes:0.00
20120914-0083806

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 ( ) **improved** (X) **unimproved** real property located at and known as **2793 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 12th 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 $**46,700.00**.

Patrick Lee Krantz Affiant

Subscribed and sworn to before me
this 12th 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

Unimproved Real Property identified as **2793 Ivy (Ivey) Point Road, Goodlettsville, Davidson County, Tennessee 37072, and being shown Tax Map No. 016 000** as **Parcel No. 254.00** and being partially described according to a survey by Stanford & Associates, Inc., (Hereinafter referred as the "Stanford survey".) dated 14 September 1972, as shown in Book **4652**, page **425**, together with 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 the "Fortner survey".) incorporated in the Deed to James N. Brent and et ux, Twila K. Brent, as shown of record in Book **9597**, page **924**, both Register's Office for **Davidson** County, Tennessee, as follows, to-wit:

Beginning at an iron pin on the westerly margin of Ivy (Ivey) Point Road, said point being the northeasterly corner of the tract conveyed to James N. Brent and wife, Twila K. Brent, by deed from Walter Krantz, Jr., and wife, Genvia Krantz a/k/a Geneva Krantz, as shown in Book **9597**, page **921**, Register's Office for **Davidson** County, Tennessee.

Thence along the common boundary of the tract conveyed to James N. Brent and wife, Twila K. Brent, by deed from Walter Krantz, Jr., and wife, Genvia a/k/a Geneva Krantz, as shown in Book **9597**, page **921**, Register's Office for Davidson County, Tennessee, and according to the Fortner survey, North 86 degrees 20 minutes West 373.72 feet to an iron pin;

Thence according to the Stanford survey, North 4 degrees 51 minutes East 747.45 feet, more or less, to a point in common corner with Tract No. 3 on the Stanford survey;

Thence eastwardly along the line between Tracts Nos. 2 and 3 as shown on the Stanford survey West 720 feet to a point in the center line of Ivy (Ivey) Point Road;

Thence South 53 degrees 47 minutes West, 220.9 feet to a point in the center of Ivy (Ivey) Point Road;

Thence North 66 degrees 56 minutes West 100.0 feet to a point;

Then South 18 degrees 31 minutes West 565.0 feet to the point of beginning and containing 7.00 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 part of the property conveyed to Walter Krantz, Jr., and wife Genvia Krantz, by 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.

Being the same Real Property devised to Twila White (Krantz) Brent under the Last Will and Testament of Walter Krantz, Jr., admitted to probate on 20 June 2012, Seventh Circuit Court exercising Probate Jurisdiction, Davidson County, Tennessee, Case No. **11P-1021.**

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. 20120914-0083804, 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).***