This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Shirley & Leonard Arnold
860 Sylvania Drive
Nashville, TN 37207

MAP: 033000
PARCEL: 29400
GROUP:

BILL GARRETT, Davidson County
Trans:T20120090261 DEEDWARR
Recvd: 11/27/12 13:28 2 pgs
Fees:13.00 Taxes:296.00

20121127-0108810

WARRANTY DEED

THIS INDENTURE, made this 21st day of November, 2012 between

Carl D. Krantz and wife, Margaret Katheryn Krantz

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Shirley Arnold and husband, Leonard Arnold

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One: Beginning at a concrete monument at the northeast corner of the Hidden Springs Subdivision of record in Instrument No. 200502090015118, Register's Office for Davidson County, Tennessee, in the southwest corner of Lot 13, Pleasant Hill Subdivision of record in Plat Book 2900, Page 69, said Register's Office, and being the northeast corner of the herein described property, thence; with said Pleasant Hill Subdivision the next five calls, South 63 deg, 56 min. 40 sec. East, 253.29 feet to concrete monument (old); thence, South 62 deg. 40 min. 44 sec. East, 178.06 feet to a two-inch iron pipe (old); thence, South 78 deg. 58 min. 56 sec. East, 75.14 feet to an axle (old) passing the Westerly margin of an unnamed road shown on Pleasant Hill Subdivision at 44.67 feet; thence, South 52 deg. 21 min 52 sec. East 218.01 feet to a 1/2 inch iron pipe (old), passing through a 5/8 inch iron pipe at the easterly margin of said road at 21.22 feet; thence, South 34 deg. 41 min. 43 sec. East 27.24 feet to an iron pipe at the northwest corner of Jeffrey T. and Perri L. Piercey of record in Deed Book 11695, Page 227, said Register's Office; thence, Leaving said Pleasant Hill Subdivision, with the west line of said Piercey, South 03 deg. 23 min. 23 sec. West, 359.87 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence, Leaving said Piercey with a new line of division severing said Home Tract North 86 deg. 36 min. 37 sec. West, 652.96 feet to an iron rod (new) with cap stamped Ragan Smith & Associates in the easterly line of said Hidden Springs; thence, North 02 deg. 14 min. 49 sec. East 685.94 feet to the point of beginning, containing 357,336 or 8.2 acres, more or less, as measured by the above courses and distances.

Being the same property conveyed to Carl D. Krantz and wife, Margaret Kathryn Krantz by Deed of Correction dated December 14, 2010 from Carl D. Krantz and Thomas Lee Krantz of record in Instrument Number 201012170100465 and by Quitclaim Deed of record in Instrument Number 201010210084265, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Nella Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Carl D. Krantz

Margaret Kathryn Krantz
Margaret Kathryn Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carl D. Krantz and Margaret Kathryn Krantz, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of November, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Margaret Kathryn Krantz
Affiant

Sworn to and subscribed before me, this 21st day of November, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY