WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Wisniewski	Gary Wisniewski	163020B01800CO
(NAME)	(NAME)	
6064 Central Pike	SAME	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carl D. Krantz Sr**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary Wisniewski**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 13 and 18, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 200507060077601 as amended in Instruments 200507250086047 and 200507250086048 and ratified and adopted in Instrument 200509230114416, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Carl D. Krantz, Sr. by Deed from Regions Bank. in Instrument No.201101250006797, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562, Instrument 200507060077601, Instrument 200507250086047, Instrument 200507250086048, Instrument 200509230114416, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610310135165, said Register's Office.
Easement of record in Book 1207, Page 530, said Register's Office.
Right of Way Easement of record in Book 1784, Page 300, said Register's Office.
Right of Way Easement of record in Book 2105, Page 428, said Register's Office.
Right of Way Easement of record in Book 2905, Page 439, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7031, Page 51, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7453, Page 445, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7453, Page 460, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 679, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130039656 DEEDWARR
Recvd: 05/13/13 11:11 2 pgs
Fees:13.00 Taxes:81.40
20130513-0047954

File No.: 01288-14641a
SMG TN Warranty Deed

Anchor Easement of record in Book 10319, Page 987, said Register's Office.
Storm water Detention Agreement of record in Instrument 20040303002397 9, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200906230058289, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Lots 13/18 Berkeley Hall, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April 2013.

Carl D. Krantz Sr

State of Tennessee
County of Wilson

Personally appeared before me Carl D. Krantz Sr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122