BILL GARRETT, Davidson County
Trans:T20130077349 DEEDWARR
Recvd: 09/06/13 10:38 2 pgs
Fees:13.00 Taxes:444.00
20130906-0094231

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-8041

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Margaret K. Krantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF August, 2013.

Notary Public

Commission Expiration: 4/2015

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brian David Spain	**Brian David Spain**	**02900018000**
3844 Cantarutti Rd.	**3844 Cantarutti Rd.**	
Joelton, TN 37080	**Joelton, TN 37080**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carl D. Krantz and wife, Margaret K. Krantz

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian David Spain, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made November 21, 1940, by Blanchard and Parrish, Engineers, as follows: Beginning at a stake on the westerly margin of Highway No. 112, at the corner of Alessio Lane; and running thence North 87 deg. 5' west, with the northerly margin of said Lane, 403.5 feet to planted stone and stake, Joe Ingrum's southeast corner; thence north 6 deg. 5' east, with said Joe Ingrum's eastern boundary line, 845.2 feet to a stake by the right-of-way monument; thence with the westerly margin of said Highway No. 112, south 18 deg. 55' east 159.7 feet; north 71 deg. 5' west 5 feet, south 18 deg. 55' east 526.5 feet to the beginning of a curve and with said curve 230.4 feet to the beginning, containing 3.76 acres, more or less.

Being the same property conveyed to Carl D. Krantz and Margaret K. Krantz, husband and wife, on 01/18/2006 by deed from Herbert J. Briggs and Barbara G. Briggs, husband and wife, filed for record on 01/23/2006 in Instrument No. 20060123-0008081, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 5625 Clarksville Pike, Joelton, Davidson County, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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 our hands this 30 day of August, 2013.

Carl D. Krantz

Margaret K. Krantz

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Carl D. Krantz and Margaret K. Krantz,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville **, Tennessee this** 30 **day of** August **, 2013.**

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expires: 4/20/15