BILL GARRETT, Davidson County
Trans:T20130097543 DEEDWARR
Recvd: 11/15/13 13:05 3 pgs
Fees:18.00 Taxes:382.53
20131115-0118368

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
THOMAS L. KRANTZ, SR. LINDA GAIL KRANTZ 1263 Twelve Stones Crossing Goodlettsville, TN 37072	Same	P/O 018-00-0-022.00 P/O 018-00-0-023.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE J. DRAKE AND REBECCA F. DRAKE, TRUSTEES OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91,** have this day bargained and sold, and do hereby transfer and convey unto the said **THOMAS L. KRANTZ, SR. and wife, LINDA GAIL KRANTZ,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Tracts 1 and 2 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (old) in the westerly margin of Hitt Lane, a corner of a tract of land which belongs to Carl W. Crews, having a deed reference in Deed Book 6633, Page 373, RODCT, the most easterly southeast corner of this tract and continuing, as follows: S 35° 09' 30" W, 31.93 feet to an iron pin (new), at the intersection of the westerly margin of Hitt Lane and the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: N 56° 01' 22" W, 28.33 feet; thence with a curve to the left, having a radius of 425.00 feet, an arc distance of 174.12 feet, and a chord bearing and distance of N 67° 45' 35" W, 172.90 feet; thence, N 79° 29' 47" W, 21.09 feet; thence with a curve to the left, having a radius of 252.00 feet, an arc distance of 190.00 feet, and a chord bearing and distance of S 78° 54' 16" W, 185.53 feet; thence, S 57° 18' 18" W, 146.60 feet; thence with a curve to the right, having a radius of 259.32 feet, an arc distance of 243.00 feet, and a chord bearing and distance of S 84° 09' 00" W, 234.21 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, with a new line, N 07° 23' 10" E, 1301.25 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James Haslam, having a deed reference in Instrument No. 20110421-0030907, RODCT; thence, S 25° 55' 27" E, 102.38 feet to an iron pin (old), a common corner of said tract of land which belongs to James Haslam and said tract of land which belongs to Carl W. Crews; thence, S 26° 08' 34" E, 1246.10 feet,

to the point of beginning, containing 10.59 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being a portion of that property which was conveyed to Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, by Horace Johnson Drake and Rebecca Flowers Drake, in a deed of record which is recorded in Deed Book 8512, Page 653, Register's Office for Davidson County, Tennessee, (RODCT).

The above-described tract of land is subject to a portion of a Tennessee Valley Authority easement, as shown on the plat, this survey.

RESTRICTIONS

This conveyance is made subject to the following restrictions:

1. No single or doublewide mobile homes permitted.

2. Any one (1) story home constructed must contain a minimum of 1,800 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.

3. Any two (2) story home constructed must contain a minimum of 2,400 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $103,386.00.
Subscribed and sworn to before me,
this 5th of November, 2013.
My Commission Expires: 3/8/16

NOTARY PUBLIC AT LARGE

Affiant

Notary Public

JUDY C. ALLEN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved property located on Buck Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 7 day of November, 2013.

Horace J. Drake Tr.

HORACE J. DRAKE, TRUSTEE OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91

Rebecca F. Drake Tr.

REBECCA F. DRAKE, TRUSTEE OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91

STATE OF ALABAMA
COUNTY OF AL

Personally appeared before me, Katherine Barrett, a Notary Public in and for said County and State, **HORACE J. DRAKE AND REBECCA F. DRAKE, TRUSTEES OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, Alabama, this the 7 day of November, 2013.

KATHERINE BARRETT NOTARY PUBLIC ALABAMA STATE AT LARGE

Katherine Barrett

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 27, 2015