BILL GARRETT, Davidson County
Trans:T20150016002 DEEDWARR
Recvd: 03/04/15 13:32 3 pgs
Fees:18.00 Taxes:370.00
20150304-0019004

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-2044P

STATE OF Tn
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF Feb, 2015.

Notary Public

Commission Expiration: 3/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Larry Wiggs	Larry Wiggs	06600005600
7013 Westbelt	7013 Westbelt	06600002300
Nashville, TN 37209	Nashville, TN 37209	06600002200

WARRANTY DEED

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

Carl Denver Krantz and wife, Margaret K. Krantz

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

Larry Wiggs

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:

Parcel 1:

Being Lot No. 11 as shown on a drawing incorporated in the deed from C.B. Oglesby to Leslie R. Peek and wife, of record in Book 2093, page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly right of way line of the Tennessee Central Railroad at a point 250 feet east of the northeast corner of the property conveyed to Grady Proctor from Frank Swint, et al, by deed of record in Book 2092, page 295, said Register's Office, being also the corner of Lots No. 11 and 12 as shown on the said drawing; thence with the southerly line of the said right of way eastwardly fifty feet to the corner of the Lot No. 10 and from this frontage on the said right of way extending back between parallel lines to the low-water mark of the Cumberland River.

Parcel 2:

Being Lots Nos. 7, 8, and 9 on the unrecorded plan of C.B. Oglesby Subdivision described according to a survey made by Carl Jackson, Surveyor, dated 03/30/1948, as follows:

Beginning on the southerly margin of the Tennessee Central Railroad right of way at the northeasterly corner of the property owned by Carl Patterson, described in Book 2652, page 611 in the Register's Office of Davidson County; thence with the southerly margin of Tennessee Central Railroad right of way eastwardly 142.6 feet to the easterly and westerly lines running southwardly between parallel lines to the low-water mark of the Cumberland River.

Parcel 3:

Being Lot No. 10 in the C.B. Oglesby Subdivision at Island Branch fronting fifty feet on the southerly margin of the Tennessee Central Railroad right of way and running back southwardly between parallel lines to the low-water mark of the Cumberland River.

Grantor further conveys to Grantee a 1994 Giles 14'x16' mobile home bearing VIN 12329; said mobile home being underpinned and with the wheels removed, and forming a part of the property herein described above.

Being the same property conveyed to Carl Denver Krantz and wife, Margaret K. Krantz on 07/02/1998, by deed from Regina Lynn Lyle, filed for record on 07/06/1998 in Book 11005, page 700, 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 Grantees herein.

This is improved property known as **5743, 5745 & 5747 River Trace, Nashville, TN 37218.**

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 my hand this 30 day of Feb, 2015.

Carl Denver Krantz

Carl Denver Krantz

Margaret K. Krantz

Margaret K. Krantz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carl Denver Krantz and Margaret K. Krantz**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of Feb, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY