NEW OWNER:

John W. Youngkrantz
Sharon L. Youngkrantz
944 West Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0051

Map 72 Group 13 Parcel 462.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160015609 DEEDWARR
Recvd: 02/25/16 13:00 3 pgs
Fees:18.00 Taxes:1544.75
20160225-0018084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventeen Thousand Five Hundred and 00/100 Dollars** (**$417,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RAY DICKER AND wife, KARIN DICKER**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN W. YOUNGKRANTZ AND SHARON L. YOUNGKRANTZ, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 1, on the plan of a Resubdivision of Lot 40 on the Map of Part of L. M. Ezell's 12.11 acre tract Book 547, Page 51, of record in Instrument Number 20140429-0035944, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Ray Dicker and wife, Karin Dicker, by Warranty Deed from Patrick J. Schroeder Sr., dated August 30, 2013, and of record Instrument No. 20130904-0093111, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 944 West Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **February, 2016**.

RAY DICKER

KARIN DICKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RAY DICKER AND KARIN DICKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **February, 2016**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **417,500.00** .

AFFIANT

Sworn to and subscribed to before me this 23rd day of **February, 2016**.

NOTARY PUBLIC

My commission expires _____

