BILL GARRETT, Davidson County
Trans:T20160069472 DEEDWARR
Recvd: 08/11/16 08:49 2 pgs
Fees:13.00 Taxes:407.00
20160811-0083437

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5824D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerome Oseibonsu (NAME)	New Owner ~~Thomas Krantz, Sr. and Carl Krantz~~ (NAME)	043 13 0 028.00
515 Old Hickory Boulevard (STREET ADDRESS)	4 4 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	4 4 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas Krantz, Sr. and Carl Krantz**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome Oseibonsu,** 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:

Land in Davidson County, Tennessee, being the westerly one-half (1/2) of Lot No. 7 on the plan of OPHA BIXLER'S SUBDIVISION, not of record, and described according to a copy of a survey made by John Wilkes, Civil Engineer, dated November 22, 1934, and more particularly bounded and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, 2843' 9" East of the northeast intersection of said Boulevard and Gallatin Road, the common corner of Lot Nos. 6 & 7; thence with the line between said lots northwardly 200 feet to a dead line; thence eastwardly 50 feet; thence parallel to the first line southwardly 200 feet to the northerly margin of said Boulevard; thence with the same, westwardly 50 feet to the point of beginning.

BEING the same property conveyed to Thomas Krantz, Sr., and Carl Krantz, each an undivided one-half (1/2) interest as tenants in common from Thomas G. Scott and Rebecca C. Scott, Trustees under the revocable Scott Living Trust dated 09/03/1997, by Deed dated December 15, 2010, as Instrument No. 20101215-0099795, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 515 Old Hickory Boulevard, Madison, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 10th day of August, 2016.

Thomas Krantz, Sr. — August 10, 2016 Date

Carl Krantz — August 10, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas Krantz, Sr. and Carl Krantz, the bargainor(s), 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 10th day of August, 2016.

My Commission Expires: 8/17/2018

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066