THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16088914

BILL GARRETT, Davidson County
Trans:T20160086584 DEEDWARR
Recvd: 10/03/16 10:09 2 pgs
Fees:13.00 Taxes:227.55
20161003-0103820

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $61,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott J. Haynes 634 Tyree Springs White House, TN 37188	New Owner	Tax Parcel ID No. Part of 01000001000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita R. Krantz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott J. Haynes, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:

Beginning at an iron pin on the Easterly margin of Ivy point Road directly across the beginning point of Tract No. 1; thence following the margin of Ivy Point Road, North 21° 30' West 435.6 feet to an iron pin; thence North 3° 15' West 160.5 feet to an iron pin; thence North 38° East 205 feet to an iron pin; thence North 79° East 365 feet to an iron pin; thence South 76° 30' East 978.30 feet to a point and common corner with the Gafford property; thence with the line between this tract of land and the Gafford property South 11° West 345.7 feet to a point; thence South 84° 30' East 692 feet to an iron pin; thence South 72° 25' West 792.89 feet to an iron pin and the point of beginning, containing 17.98 acres.

Being a portion of the same property conveyed to Anita R. Krantz by Deed from Herman A. Krantz, recorded on the 10th day of October, 1972 in Deed Book 4644, Page 758, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

The buyer agrees that this purchase is for a single dwelling residence and that property will not be resold or subdivided for the duration of the loan. Only a catastrophic event (death, employment status, major medical, etc.) to buyer's family would allow any deviance to this agreement.

Seller agrees that buyer has first right of refusal for the purchase of parcel's 9 and 44 should these property's become available in the future.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

Application for Greenbelt Assessment - Agricultural recorded in Book 8851, Page 600, Book 8851, Page 601 and Book 8851, Page 604.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is improved property located at 0 IVEY POINT RD Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Anita R. Krantz by Michael Anthony Krantz,
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Anthony Krantz, her Attorney-in-Fact, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Anita R. Krantz, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2016.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018