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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170712553** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $284,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of August, 2017.<br><br>Notary Public<br>My Commission Expires: 01/17/21 |

BILL GARRETT, Davidson County
Trans:T20170071018 DEEDWARR
Recvd: 08/16/17 10:43 2 pgs
Fees:13.00 Taxes:1054.13
20170816-0084034

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jeremy S. Tritle 504 Foothill Drive<br>Nashville TN 37217 | Send Tax Bills To: | Tax Information:<br>Tax Parcel ID No.<br>119-03-0-149.00 |

**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, **Martin A. Krantz and Linda K. Krantz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy S. Tritle and Deborah L. Tritle, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin A. Krantz and Linda K. Krantz, husband and wife by Warranty deed from David E. Bechtel and wife, Emily K. Betchel of record in Instrument No. 20111019-0081443 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4206, Page 106, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 504 Foothill Drive Nashville TN 37217

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 10th day of August, 2017.

Martin A. Krantz

Linda K. Krantz

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin A. Krantz and Linda K. Krantz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON