BILL GARRETT, Davidson County
Trans:T20170073687 DEEDWARR
Recvd: 08/24/17 09:31 2 pgs
Fees:13.00 Taxes:851.00
20170824-0086952

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Carl Krantz, Sr. and Kathy Krantz

TO: Brooke A. Stewart
606 Waxhaw
Nashville TN 37214

MAP & PARCEL:
096-11-0-169.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Carl Krantz, Sr., and wife, Kathy Krantz, Grantors herein; have bargained and sold and by these presents do convey unto Brooke A. Stewart, single woman, Grantee herein, her heirs, successors, and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, page 38, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Carl Krantz, Sr. and wife, Kathy Krantz from Andrew B. Gibson, Jr., Trustee, by Trustee's Deed dated November 9, 2011, and recorded on November 10, 2011 of record at Instrument No. 20111110-0087896, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Hickory Bend, Section 1 of record in Book 3300, page 38, Register's Office of Davidson County, Tennessee; Outline of Restrictive Covenants for Hickory Bend Subdivision of record at Book 3341, page 265, said Register's Office; and all other matters of record.
>
> This is improved property known as 606 Waxhaw Drive, Nashville, TN 37215, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 22nd day of August, 2017.

Carl Krantz, Sr.

Kathy Krantz

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carl Krantz, Sr., and wife, Kathy Krantz the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 22nd day of August, 2017.

NOTARY PUBLIC

My commission expires: 7/11/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

SWORN to and subscribed before me,

this the 22 day of August, 2017.

NOTARY PUBLIC

My commission expires: 4/22/2020

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY