STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1.00.

Harry F. Krantz
AFFIANT

Bill Garrett Davidson County
Batch# 68022 DEEDQC
03/13/2018 09:20:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023433

Subscribed and sworn to before me, this the 12th day of March, 2018.

Laurel Pipkin
NOTARY PUBLIC

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/6/2019

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Numbers**
Lucas O'Neal Krantz 5899 Clarksville Pike Joelton, TN 37080	Same	Map/Parcel 029-00-0-391.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harry Franklin Krantz

HEREINAFTER CALLED THE GRANTOR, HAS CONVEYED HIS LIFE ESTATE INTEREST AND ALL OF HIS RIGHTS, TITLE AND INTEREST IN AND TO THE TRACT OF LAND BEING DESCRIBED HEREIN, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas O'Neal Krantz

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of the old Eaton's Creek Road in the westerly line of a tract of land conveyed to Fleetwood Clark Fesmire by deed from C.C. Ellis and wife, of record in Book 1307, page 2, Register's Office for said County, and running thence North 86 deg. E 68 feet to an iron pin in the westerly margin of Highway No. 112; thence with the westerly margin of said Highway, North 21 deg. West 171 feet to the intersection of Highway No. 112 and the old Eaton's Creek Road;

thence with the easterly margin of old Eaton's Creek Road, South 4.5 deg. West 166 feet to point of beginning, according to an unrecorded map of survey made by John Setters, January 20, 1947, and being a part of said tract of land conveyed to Fleetwood Clark Fesmire by deed from C.C. Ellis and wife.

BEING the same property conveyed from Helen Maxine Tune to Harry Franklin Krantz and wife Barbara Jill Krantz of record with the Davidson County Register of Deeds Office, Instrument Number 20010507-0046472, and being the same property conveyed from Harry Franklin Krantz and wife Barbara Jill Krantz to Lucas O'Neal Krantz subject to a life estate of the grantees Barbara Jill Krantz and Harry Franklin Krantz Davidson County Register of Deeds Office, Instrument Number 20050602-0062310.

This is improved property known as **4001 Bernard Road, Joelton, TN 37080.**

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of March, 2018.

Harry Franklin Krantz

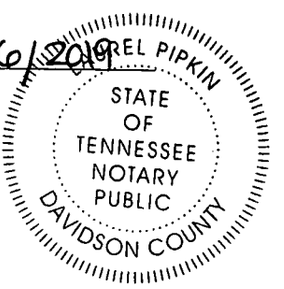
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HARRY FRANKLIN KRANTZ,** the GRANTOR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2018.

NOTARY PUBLIC

My commission expires: 5/6/2019



THIS INSTRUMENT PREPARED BY:
WORRICK G. ROBINSON, IV (#15009)
Robinson, Reagan & Young, PLLC
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Nashville, TN 37219
(615) 726-0900