Karen Y Johnson Davidson County
Batch# 181779 DEEDWARR
01/08/2019 04:26:04 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20190108-0002121

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson, Attorney
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham
The actual consideration or value for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 26 day of July, 2018.

Notary Public – Steven Richardson
My commission expires: 10-14-2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Krantz 3749 Bianco Rd Joelton, TN 37080	**New Owner**	**029-00-0-237.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy D Belcher, Widow**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **William Krantz and Chris Hudson, equal tenants in common**, 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 the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Fire Tower Road, at the northeast corner of the property conveyed to B. L. Curtis and wife, by deed from Kenneth H. Rottero and wife, as of record in Book 3704, Page 127, Register's Office for Davidson County, Tennessee; thence leaving said road, along Curtis' easterly line, South 5 degrees 30 minutes East 359.12 feet to a point in the William Blunkall property; thence with said Blunkall's line, South 86 degrees 45 minutes East 280 feet to a point; thence North 0 degrees 30 minutes East 469.11 feet to a point in the margin of the Fire Tower Road; thence with the margin of said road, South 77 degrees 30 minutes West 84 feet to a point; and South 72 degrees 36 minutes West 267.07 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to John W Butler, unmarried by Warranty Deed from Henry Winfrey and wife, Edna Winfrey, by Deed dated October 24, 1990 and filed for record in Book 8225, Page 365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Butler and Nancy D Belcher, as joint tenants with right of survivorship, by Warranty Deed from John W. Butler by Deed dated April 30, 2008 and filed for record in Instrument No. 20080815-0084043, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy D Belcher by Quitclaim Deed from John W Butler by Deed dated April 22, 2011 and filed for record in Instrument No. 20110427-0032041, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 3749 Bianco Rd, Joelton, TN 37080.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 26th day of July, 2018.

Nancy D Belcher

Nancy D Belcher

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy D Belcher, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this the 26th day of July, 2018.

Steven Richardson,
Notary Public

My Commission expires: 10/14/2020

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY