STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 245979 DEEDWARR
06/20/2019 09:53:32 AM 2 pgs
Fees: $13.00 Taxes: $136.90

20190620-0059492

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5582

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas L. Krantz, Sr. and Linda G. Krantz (NAME)	SAME as New Owner (NAME)	028-00-0-039
5544 Brick Church Pk (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James E. Stubblefield, Sr. and Beverly Russell Stubblefield, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas L. Krantz, Sr. and Linda G. Krantz, husband and wife**, 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:

TRACT No. 1:

Beginning in the center of Ridge Road, S. 76 Degrees E 157 feet, and N. 67 Degrees E. 53 feet from the westerly margin of Demonbreum'Road; thence southwardly and parallel with said road, 125 feet to a stake, Eastwardly 190 feet, thence northwardly 125 feet to a point in the center of Ridge Road; thence with center of ,said road N. 89 Degrees W. 78 feet and S. 67 Degrees W. 112 feet to the beginning.

TRACT No. 2: .

Beginning at a point in the E. Line of Laysel Biggs' one acre tract, and S.W. comer of a one half (1/2) acre tract now owned by Guy Biggs; thence with Laysel Biggs' E. Line, 85 feet; thence in an easterly direction and running parallel with the Ridge Road, 210 feet to a stake in a field; thence Northerly and running parallel with the Laysel Biggs' E. Line, 210 feet to a stake in the center of Ridge Road; thence with the center of Ridge Road in a westerly direction 20 feet to a stake in the center of Ridge Road; Guy Biggs' present NE; Corner; thence with Guy Biggs' E. Line in a southerly direction 125 feet to a stake, Guy Biggs' S.E. Comer; thence with Guy Biggs' S. Line in a westerly direction 190 feet to the beginning, containing one-half (1/2) acre, more or less.

Being the same property conveyed to James E. Stubblefield, Sr. and Beverly Russell Stubblefield, as tenants by the

entireties by Deed dated August 10, 2011 from Willie Fowler, recorded August 18, 2011, in Instrument Number 20110818-0064023, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5190, page 215, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5305 Ridge Road, 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 18th day of June, 2019.

James E. Stubblefield, Sr.

Beverly Russell Stubblefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2019, before me personally appeared James E. Stubblefield, Sr. and Beverly Russell Stubblefield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2019.

Notary Signature
My commission expires: 6/22/19

PRESTON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066