This instrument prepared by:
Suzanne C. Glover
300 Fifth Avenue West
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 284007 DEEDWARR
09/11/2019 11:22:10 AM 3 pgs
Fees: $18.00 Taxes: $468.14
20190911-0091898

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Nos.
Soto Renteria Salvador 5270 Ridge Road Joelton, Tennessee 37080	Soto Renteria Salvador 5270 Ridge Road Joelton, Tennessee 37080	Map 028-00 Parcel 0-165.00

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Carl Denver Krantz** and wife, **Margaret K. Krantz**, hereinafter called the GRANTORS, have bargained and sold, and by and in these presents does hereby convey unto **Soto Renteria Salvador**, his heirs and assigns, hereinafter called the GRANTEE, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

BEING a 14.17 acre tract, more or less, according to a survey by William C. Abbott, Jr., dated January 20, 1987 and more particularly described as follows:

BEGINNING at a set pin lying on the northerly margin of Ridge Road, said pin further described as being 272.91 feet East along the northerly margin of Ridge Road from the easterly property line of the Donald Lewis Hawkins property as of record in Book 2509, page 29, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 2 from Tract 1 on said survey N 12°30'00" E, a distance of 486.24 feet to a set iron pin; thence N 32°27'50" E, a distance of 1628.29 feet to a set iron pin lying in the southerly property line of the Sami Moukaddam property as of record in Book 5921, page 680, Register's Office for Davidson County, Tennessee, thence with Moukaddam's line S 26°49'45" E, a distance of 140.12 feet fo a 20" white oak; thence S 83°56'20" E, a distance of 275.16 feet to a set iron pin; thence leaving Moukaddam's line and running with the line dividing Tract 2 from Tract 3 on said survey S 36°04'00" W, a distance of 1617.88 feet to a set iron pin; thence S 12°30'00" W, a distance of 442.73 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 218.52 feet (chord=N 78°39'50" W 217.73 feet) to a set iron pin; thence N 87°06'35" W, a distance of 54.39 feet to the point of beginning, containing 14.17 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is a 5.008 acre, more or less, tract of land, conveyed to Thomas Jackson, a life estate, and at his death to Hershel Jackson, a life estate and remainder to Robert E. Jackson, said deed appearing of record in Instrument No.20010222-0016517, Register's Office for Davidson County, Tennessee, see also deed from Hershel Jackson conveying his interest in said land to Thomas Jackson, a life estate and remainder to Robert E. Jackson in Instrument No. 20020328-0038062, Register's Office for

Davidson County, Tennessee, to wit:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet East along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife Julia Jackson property of record in Book 9716, Page 130, Register's Office for Davidson County, Tennessee, thence; leaving the northerly margin of Ridge Road and running N 12°30'29" E, a distance of 278.80 feet to a set pin; thence N 77°25'11" W, a distance of 171.51 feet to a set iron pin; thence N 12°38'00" E, a distance of 180.46 feet to a set iron pin; thence N 32°27'50" E, a distance of 735.00 feet to a set iron pin; thence S 57°10'58" E, a distance of 257.95 feet to a set iron pin in westerly property line of the Gloria Boyles property as recorded in Book 7224, page 991, Registers' Office for Davidson County, Tennessee; thence S 36°04'00" W, a distance of 679.14 feet to a set iron pin; thence S 12°30'29" W, a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly, margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 50.81 feet (Chord=N 72°09'07" W) to the point of beginning, containing 5.008 acres, more or less.

BEING the same property conveyed to Community Bank & Trust, a Tennessee banking corporation, from Robert E. Jackson and wife, Debbie Jackson, by Substitute Trustee's Deed dated September 29, 2011, and recorded on October 10, 2011, of record at Instrument No. 20111010-0078609, Register's Office for Davidson County, Tennessee.

AND ALSO BEING a part of the same property conveyed to Carl D. Krantz and wife, Margaret K. Krantz, from Community Bank & Trust, a Tennessee banking corporation by Warranty Deed dated January 6, 2012, and recorded January 9, 2012, of record at Instrument No. 20120109-0002430, Register's Office for Davidson County, Tennessee.

Also included herewith are all of the Grantors' rights, title, and interest in and to the mobile home permanently affixed and attached to the above described property, being a 1995 Crimson, CAL mobile home with HUD label #'s TRA 283730-A, TRA 283731-B (as shown by the Affidavit of Affixation of record in Instrument No. 20120109-0002429 Register's Office for Davidson County, Tennessee) with a Manufacturer's Serial Number and Model Unit Designation CALS6367AB and RA601-64. However, notwithstanding any language in this deed to the contrary, this conveyance of interest in the said mobile home is made without warranty.

This is improved property known as 5270 Ridge Road, Joelton, Tennessee 37080.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belong unto the said Grantee, their successors and assigns forever. Grantors do covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered. Grantors further covenant and bind themselves and their successors and assigns to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons , whomsoever.

IN WITNESS WHEREOF, this the 22nd day of July, 2019.

Carl Denver Krantz

CARL DENVER KRANTZ GRANTOR

Margaret K. Krantz

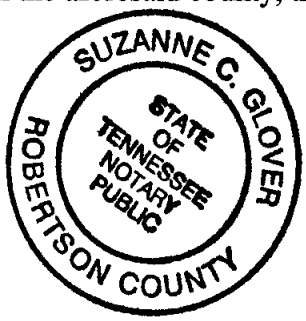
MARGARET K. KRANTZ GRANTOR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, **Carl D. Krantz** and **Margaret K. Krantz**, the within named Bargainors, with whom I am personally acquainted, (or proved to me this basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in the aforesaid county, this 22 day of July, 2019.

Suzanne C. Glover
NOTARY PUBLIC
My Commission Expires: 11-22-21



I hereby certify and swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,524.98

Salvador Soto
Soto Renteria Salvador, Affiant

Sworn to and subscribed before me this the 24th day of July, 2019.

Suzanne C. Glover
NOTARY PUBLIC
My Commission Expires: 11-22-21

