BILL GARRETT, Davidson County
Trans:T20110044431 DEEDWARR
Recvd: 07/22/11 11:04 2 pgs
Fees:13.00 Taxes:518.00
20110722-0056278

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Diane M. Sesler Affiant Subscribed and sworn to before me, this the 21st day of July, 2011. J. Brandon Miller Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ronald D. Sesler Diane M. Sesler	New Owner(s)	
1912 Shelby Ave.		94-02-A-1.00CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CROWN ASSOCIATES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD D. SESLER AND WIFE, DIANE M. SESLER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as described and shown on Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Crown Associates, LLC, A Kentucky Limited Liability Company by deed from Amy S. Huffer, a single person of record in Instrument 201008170065071, Register's Office for Davidson County, Tennessee, dated August 10, 2010.

Being the same property conveyed to Amy S. Huffer by deed from Ann G. Hayes, married of record in Instrument 200511180139578, Register's Office for Davidson County, Tennessee, dated November 10, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1912 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2011.

Crown Associates, LLC

By: _____
Name: John T. Lemastus
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John T. Lemastus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Crown Associates, LLC, a Kentucky Limited Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

