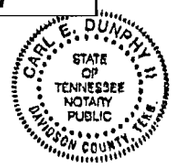
# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/14 14:37 2 pgs
Fees:13.00 Taxes:499.50
20140916-0084917




NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 8th day of Sept, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Crown Industries, LLC | Same | 061-16-0-253.00 and 061-16-0-254.00 |
| 1132 Flatwoods Road | | |
| Lebanon, TN 37090 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Debora L. Nichols and Paul Poole**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Crown Industries, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 27 and the westerly 35' of Lot No. 59 of Block "D" on the map of the resubdivision of Sunnymeade as of record in Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 27 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to the southerly line of Lot No. 27.**

**Being the same property conveyed to Debora L. Nichols, a single person from John H. Holt and wife, Peggy L. Holt by Warranty Deed on January 30, 1998, of record in Book 10790, Page 457, as corrected in Instrument Number 20140910-0082824, Register's Office for Davidson County, Tennessee.**

**Paul Poole joins in this conveyance to convey any and all interest that he may have, particularly any marital interest.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1254 Ardee Avenue and 1253 Sunnymeade Drive, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this September 8, 2014.

**Debora L. Nichols**

**Paul Poole**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Debora L. Nichols and Paul Poole** to me known to be the erson described in and who executed the foregoing instrument, and acknowledged that she xecuted the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2014

My commission expires 5/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE