WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$130,000.00.

Affiant

Subscribed and sworn to before me this 12 day of December, 2014

Notary Public
My Commission expires: 7/30/17
(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	061-16-0-186.00
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, **John Hodge and wife, Gerrilyn Hodge**, 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:

Being the southerly 100 feet of Lots No. 51 and 52 on the Plan of Resubdivision of Sunnymeade, Block "C", of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John Hodge and wife, Gerrilyn Hodge from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed on March 16, 2000, of record in Instrument Number 20000320-0027849, Register's Office for Davidson County, Tennessee.

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 2015 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: **1249 Ardee Avenue, 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 December 11, 2014.

John Hodge

Gerrilyn Hodge

BILL GARRETT, Davidson County
Trans:T20140093462 DEEDWARR
Recvd: 12/15/14 10:27 2 pgs
Fees:13.00 Taxes:481.00
20141215-0114355

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **John Hodge and Gerrilyn Hodge** to me known to be the ersons described in and who executed the foregoing instrument, and acknowledged that they xecuted the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 11, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY