File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096835 DEEDWARR
Recvd: 12/29/14 11:48 2 pgs
Fees:13.00 Taxes:536.50
20141229-0118402

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$145,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2014

Notary Public
My Commission expires: 3/7/2017
(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:
Marcos Ravo Navarro	Prospect Mortgage LLC	120-14-0-185.00
P.O. Box 111313	15301 Ventura Blvd. Ste D300	
Nashville, TN 37222	Sherman Oaks, CA 91403	

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, **Crown Industries, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marcos Rayo Navarro and Maria Estrada Bustillos, husband and wife**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in the 13th Council District of Davidson County, Tennessee, being the property conveyed to Jeremy and Amie Thompson, located at 1233 Currey Road, Nashville, TN 37217, of record in Instrument No. 20070906-0107251, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing from an existing concrete monument at the northeast corner of the property conveyed to John Paul Johnson located at 501 Catalina Drive, Nashville, TN 37217, of record in Instrument No. 20111028-0084075, in the Register's Office for Davidson County, Tennessee, S 89 deg 00' 00" E, a distance of 470.00 feet to the point of beginning of the property herein described;

Thence with the southerly margin of Currey Road, S 89 deg 00' 00" E. a distance of 208.65 feet to a point. Said point being the northeast corner of this tract and the northwest intersection of the southerly margin of Currey Road and an old (unimproved) 20 foot alley or roadway as described as Tract 3 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence leaving said southerly margin of Currey Road and with the west side of said 20 foot alley or roadway and with the westerly line of said Tract 3, S 2 deg. 11' 26" W a distance of 185.12 feet to a point. Said point being the southeast corner of this tract and the northeast corner of the property described as Tract 2 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence with the northerly line of Tract 2, N 88 deg. 20' 54" W, a distance of 68.62 feet to a point. Said point being in the easterly line of Tract 4 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence with the easterly line of Tract 4, N 01 deg. 54' 06" E, a distance of 38.31 feet to a point. Said point being the northeast corner of Tract 4:

Thence with the northerly line of Tract 4, N 88 deg. 20' 54" W, a distance of 85.00 feet to a point. Said point being the northwest corner of Tract 4:

Thence with the westerly line of Tract 4, S 01 deg. 54' 06" W, a distance of 38.31 feet to a point in the northerly line of Tract 2;

Thence with the northerly line of Tract 2, N 88 deg. 20' 54" W. a distance of 55.17 feet to a point. Said point being the southwest corner of this tract and being the southeast corner of the property described as Tract 1 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee;

Thence with the easterly line of Tract 1, N 02 deg. 14' 48" E, a distance of 182.75 feet to the point of beginning. Containing 35,130 square feet or 0.80 acres, more or less.

Being part of the same property conveyed to Jeremy Thompson by Warranty Deed from Mike Gasser and Emery Gasser, dated July 20, 2011 and recorded on July 26, 2011 of record in Doc. No. 20110726-0057177, corrected by Affidavit to Correct Lot Lines in Doc. No. 20120207-0010892, said Register's Office.

And being part of the same property conveyed to Jeremy Thompson and wife, Amie Thompson by Warranty Deed from Gwendolyn Gail Gasser Miller and Tanya L. Miller, dated September 5, 2007 and recorded on September 6, 2007 of record in Doc. No. 20070906-0107251, Corrected by Affidavit to Correct Lot Lines in Doc. No 20120207-0010892, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Crown Properties, LLC, by Quitclaim Deed dated November 1, 2012, recorded on November 8, 2012, of record in Doc. No. 20121108-0103226, said Register's Office, subject property was conveyed to Crown Industries, LLC.

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.
- Easement of record in Book 7304, Page 272, Register's Office for Davidson County, Tennessee.
- Notice of Completion of record in Instrument Number 20120326-0025619, Register's Office for Davidson County, Tennessee.
- Property Standards Order to Repair Structure of record in Instrument Number 20120104-0000781, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1233 Currey Road, Nashville, TN 37217**

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 23, 2014.

Crown Industries, LLC, a Tennessee limited liability company

BY: _____
Jeremy Thompson, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeremy Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Crown Industries, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18