File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004711 DEEDWARR
Recvd: 01/20/15 14:06 2 pgs
Fees:13.00 Taxes:333.00
20150120-0005543



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $90,000.00.

Affiant

Subscribed and sworn to before me this 16 day of January, 2015.

Notary Public
My Commission expires
(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:
Sara Navarro Ortuno	Everett Financial Inc.	134-02-0-046.00
1235 Currey Road	7127 Crossroads Blvd. #102	
Nashville, TN 37217	Brentwood, TN 37027	

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 corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sara Navarro Ortuno**, their 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 described as Tracts 1,2,3, & 4 of record in Instrument Number 20110726-0057177, 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 Number 20111028-0084075, in the Register's Office for Davidson County, Tennessee, S 89 deg 00' 00" E, a distance of 420.00 feet to the point of beginning of the property herein described;

Said point of beginning being the northwest corner of this tract and being in the westerly line of the property described as Tract 1 of the property conveyed to Jeremy and Amie Thompson of record in Instrument Number 20110726-0057177, in the Register's Office of Davidson County, Tennessee. Thence with the southerly margin of Currey Road, S 89 deg 00' 00" E. a distance of 50.00 feet to a point. Said point being in the easterly line of said Tract 1;

Thence leaving said southerly margin and with the easterly line of Tract 1, S 2 deg. 14' 48" W a distance of 182.75 feet to a point. Said point being the southeast corner of Tract 1 and being in the northerly line of the property described as Tract 2 of the property conveyed to Jeremy and Amie Thompson of record in Instrument Number 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence with the northerly line of Tract 2, S 88 deg. 20' 54" E. a distance of 55.17 feet to a point. Said point being in the westerly line of the property described as Tract 4 of the property conveyed to Jeremy and Amie Thompson of record in Instrument Number 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

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

Thence with the northerly of Tract 4, S 88 deg. 20' 54" E. a distance of 85.00 feet to a point. Said point being the northeast corner of Tract 4;

Thence with the easterly 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, S 88 deg. 20' 54" E. a distance of 68.62 feet to a point. Said point being the northeast corner of the property described as Tract 2 and a common corner of the property described as Tract 3 of the property conveyed to Jeremy and Amie Thompson of record in Instrument Number 20110726-0057177, in the Register's Office for Davidson County, Tennessee;

Thence with the westerly line of Tract 3, N 02 deg. 11' 26" E. a distance of 185.12 feet to a point at the northwest intersection of the southerly margin of Currey Road and an old (unimproved) 20 foot alley or roadway;

Thence with the southerly margin of Currey Road S 89 deg. 00' 00" E. a distance of 20.00 feet to a point at the northeast intersection of the southerly margin of Currey Road and an old (unimproved) 20 foot alley or roadway;

Thence with the easterly line of Tract 3, S 02 deg. 11' 26" W. a distance of 573.23 feet to a point. Said point being the southeast corner of Tract 3;

Thence N 87 deg. 48' 34" W. a distance of 20.00 feet to an existing concrete monument. Said point being the southeast corner of the property conveyed to Erica and Phillip Glidewell of record in Instrument Number 20080609-0058647, Register's Office for Davidson County, Tennessee.

Thence with the Glidewell property the following three calls, N 02 deg. 11' 26" E. a distance of 265.00 feet to a point.

Thence N 88 deg. 20' 54" W. a distance of 258.90 feet to a point.

Thence N 02 deg. 14" 48" E. a distance of 304.88 feet to a point. POINT OF BEGINNING, containing 55,596 square feet or 1.28 acres, more or less.

Together with and subject to a 50 foot Ingress, Egress, Private Water, Sewer and Utility Easement of record in Instrument Number 20141117-0105805, said Register's Office.

Being a portion of the same property conveyed to Jeremy Thompson from Mike Gasser and Every Gasser by Warranty Deed on July 20, 2011, of record in Instrument Number 20110726-0057177, Register's Office for Davidson County, Tennessee. Further conveyed to Crown Industries, LLC from Jeremy Thompson and wife, Amie Thompson by Quitclaim Deed on November 1, 2012, 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.
- Easements of record in Book 7304, Page 272 and Instrument Number 20141117-0105805, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1235 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 16th day of January, 2015.

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 Thompson,** 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.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY