WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Crown Industries, LLC	SAME	06116023600
(NAME)	(NAME)	
1132 Flat Woods Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150504

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert L. Williams, Jr. and wife, Gloria A. Williams , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Crown Industries, LLC, a Tennessee limited liability company, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Southerly part of Lot No. 55 of Block "C" on the Map of Sunnymead, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said part of said lot fronts 50 feet on the Northerly side of Ardee Avenue and runs back 202.5 feet on the Westerly line of said part of said Lot No. 55 and 205 feet, more or less, on the Easterly line of said part of said Lot No. 55, to a dead line in the rear, measuring 50 feet, more or less thereon.

BEING the same property conveyed to Robert L. Williams, Jr. and wife, Gloria A. Williams, by Warranty Deed from John T. McLeod, unmarried, dated January 23, 1997, and filed of record in Book 10329, page 455, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1303 Ardee Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150023833 DEEDWARR
Recvd: 04/01/15 10:44 2 pgs
Fees:13.00 Taxes:629.00
20150401-0028111

Witness my hand 30th day of March, 2015.

Robert L. Williams, Jr.

Gloria A. Williams

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert L. Williams, Jr. and Gloria A. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of March, 2015.

Notary Public
My Commission Expires: 7/3/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY