WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/15 11:41 2 pgs
Fees:13.00 Taxes:1202.50
20150528-0049140

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2015

Notary Public

My Commission expires: 8/5/18
(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:
Mark A. Trussell	SunTrust Mortgage, Inc.	061-16-0-253.00
438 Bellingrapth Drive	901 Semmes Ave, RVW 5024	
Nashville, TN 37211	Richmond, VA 23224	

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 **Mark A. Trussell and Grace W. Trussell, husband and wife,** 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 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 Crown Industries, LLC, a Tennessee limited liability company, from Debora L. Nichols and Paul Poole, by deed on September 8, 2014, of record in Instrument Number 20140916-0084917, 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 2014 in the estimated amount of $1,442.86 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-16-0-253.00, which are not due until 10/1/2014.
- 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.
- Subject to Easement of Record in Instrument Number 20150528-0049138, said Register's Office.

This is improved property known as: **1254 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 May 21, 2015.

Crown Industries, LLC, a Tennessee limited liability company

BY: _____
Jeremy Thompson, Managing Member

STATE OF TENNESSEE
COUNTY OF Davis

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

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, Jennifer Pierce, 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.

_____ My commission expires: 11-6-17
Notary's Signature

JENNIFER L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY