19717
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20150067515 DEEDWARR
Recvd: 08/12/15 15:19 4 pgs
Fees:23.00 Taxes:3552.00
20150812-0080849

WARRANTY DEED

Address New Owner(s):
Crown Properties, Inc.
P.O. Box 21072
Castro Valley, CA 94546

Send Tax Bills to:
NEW OWNER

Map/Parcel: 133 15 0 077.00

FOR AND IN 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/we, **Tammy J. Stalnecker, Executor of the Estates of Donald K. Holman and Barbara J. Holman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Crown Properties, Inc., a California Corporation**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Donald K. Holman and wife, Barbara J. Holman, as equal tenants in common, by quitclaim deed from Michael D. Sontag, dated May 25, 1999, and filed in Book 11503, page 350, Register's Office for said County. The said Barbara J. Holman having predeceased Donald K. Holman. Pursuant to the Last Will and Testaments of Barbara J. Holman, No. 14P119, and Donald K. Holman, No. 15P39, authority is granted to Executor to sell, transfer and convey the herein described property.

This conveyance is subject to: Taxes for 2015, prorated and assumed; easements and restrictions of record and all zoning regulations for Davidson County, TN.

This is improved property known as: 361 Elysian Fields Road, Nashville, TN 37211

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 we do covenant with said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) as on this the 6th day of August, 2015.

Tammy J. Stalnecker EXE.
Tammy J. Stalnecker, Executor for the
Estate of Donald K. Holman

Tammy J. Stalnecker EXE.
Tammy J. Stalnecker, Executor for the
Estate of Barbara J. Holman

STATE OF TENNESSEE DAVIDSON COUNTY ss:\

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy J. Stalnecker, Executor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of August, 2015.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $960,000.00

Tammy J Halmecker
Affiant

Subscribed and sworn to before me this 6th day of August, 2015.

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 9-6-2018

Ollie Mai Parsley
Notary Public

EXHIBIT "A" **GF#: 19717**

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, on the southerly margin of Elysian Fields Road, described according to a survey of Hickerson & Hickerson, Engineers, dated July 13, 1964, as follows:

Beginning at an iron pin in the southerly margin of Elysian Fields Road 220.44 feet northeastwardly from the northeasterly margin of Nolensville Road, said point of beginning being a common corner with the property conveyed to E. C. Drumright, Sr. by deed of record in Book 3677, page 99, Register's Office for said County; thnce with the curve of the southerly margin of Elysian Fields Road eastwardly 192.36 feet to a concrete monument; thence continuing with the southerly margin of Elysian Fields Road eastwardly 33 feet to a concrete monument; thence continuing with said monument of said Road eastwardly 71.42 feet to a concrete monument; thence South 41 deg. 30 min. East 200.37 feet to a concrete monument; thence South 49 deg. 19 min. West 160.8 feet to an iron pin; thence South 23 deg. 30 min. West 98 feet to an iron pin; thence North 14 deg. 59 min. West 282 feet to an iron pin; thence North 46 deg. 16 min. East 30 feet to an iron pin; thence North 45 deg. 40 min. West 135 feet to an iron pin, the point of beginning.