39B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080729 DEEDWARR
Recvd: 09/22/15 14:25 2 pgs
Fees:13.00 Taxes:1184.00
20150922-0096395

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$320,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of September, 2015

Notary Public
My Commission expires: 9/8/18
(Affix Seal)

KAY. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

**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: |
|---|---|---|
| David Carrier | Mortgage Investors Group | 161-16-0-186.00 |
| 1249 Ardee Avenue | 8320 E Walker Springs Ln, 200 | |
| Nashville, TN 37216 | Knoxville TN 37923 | |

**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 **David Carrier, an unmarried man and Meredith R. Myers, an unmarried woman, as tenants in common with right of suvivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the southerly 100 feet of Lots No. 51 and 52 on the Plan of Resubdivision of Sunnymeade, Block "C", of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.**

**Being the same property conveyed to Crown Industries, LLC by Warranty Deed from John Hodge and wife, Gerrilyn Hodge dated December 11, 2014 of record in Instrument Number 20141215-0114355, 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 a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, pages 56 and 57 Register's Office County, Tennessee.

This is improved property known as: **1249 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 September 18, 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 the Managing Member of Crown Industries, LLC the within named bargainor, a limited liability company and that as such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Crown Industries, LLC as Managing Member.

Witness my hand, at office, this 18th day of September, 2015.

Notary Public

My commission expires: 11-6-17

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
JENNIFER R. PIERCE