WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/20/15 16:02 2 pgs
Fees:13.00 Taxes:307.10
20151120-0118178

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of November, 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:
Aequitas II, LLC	SAME	081-11-0-225.00
2301 Warfield Drive		
Nashville, TN 37215		

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 **Aequitas II, LLC, a Tennessee limited liability company,** its successors 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 the westerly 50 feet of Lot No. 363 on McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for said County, Tennessee.

Said part of said lots front 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Crown Industries, LLC from Jason Fowler by Warranty Deed on May 13, 2014, of record in Instrument Number 20140606-0049537, 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 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1620 Century Street, Nashville, TN 37208**

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 November 17, 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.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

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, Julie Coone, 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.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.