THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1651

Davidson County DEEDWARR
Recvd: 05/13/16 08:58 3 pgs
Fees:18.00 Taxes:288.60
20160513-0047718

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Crown Industries, LLC 1132 Flatwoods Rd ~~106 Garrett Drive~~ ~~Goodlettsville, TN 37072~~ Lebanon, TN 37090	SAme	60-1-72.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $78,000.00

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2016.

Notary Public

My Commission Expires: 8/5/18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **James H. Cook, an unmarried individual,** hereinafter called the Grantors, 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:

Being a certain tract or parcel situated in Davidson County, Tennessee, and being described as follows, to-wit:

BEGINNING at a point in the southerly margin of Ewing Drive, said point being the northeast corner of
Lot No. 33 on the Plan of Aldrich Heights, Section Two, of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee; thence eastwardly with said margin of said drive, 110 feet, more or less, to a point which is the northwest corner of Lot No. 3, on the Plan of Laverne Acres, of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee; thence southwardly with the westerly line of Lot No. 3, 231.4 feet, more or less, to a point in the easterly line of Lot No. 33 on said plan of Aldrich Heights, Section 2, thence northwardly with said line of said Lot No. 33, 246 feet, more or less, to the point of beginning.

Being the same property conveyed to James H. Cook by Warranty Deed from Don C. Crouch and wife, Lynn A. Crouch, dated April 26, 2013, recorded May 2, 2013, of record in Instrument No. 20130502-0044201, Register's Office for Davidson County, Tennessee

This is ☒ Improved OR ☐ Unimproved property located at: **410 Ewing Drive, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record,

(4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of **May, 2016.**

GRANTOR(S)

James H Cook

James H. Cook

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James H. Cook** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 11th day of **May, 2016.**

Deborah L Bissell

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE