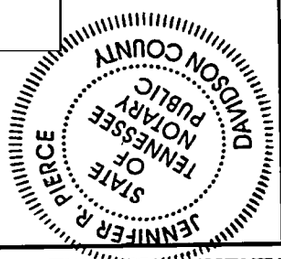
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/16 10:02 2 pgs
Fees:13.00 Taxes:647.50
20160617-0061535



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crown Industries, LLC, a Tennessee limited liability company	New Owner	071083470
(NAME)	(NAME)	
1132 Flatwoods Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Luis Del Mazo Sr. and wife, and Cathy G. Clark,** 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 Lot No. 24 on the unrecorded Plan of the subdivision and Extension at the Rawls Tract Subdivision, described according to a copy of a survey made by Z.J. Wilkerson, Surveyor as follows: Beginning at a point in the north margin of Trinity Lane at the corner of lots Nos. 23 and 24 on said unrecorded plan, being 50 feet east of the northeast corner of Lot No. 22 on the Map of Rawls Homes Corporation Plan, as of record in Book 1130, Page 33, Register's Office for said county; thence with the line between lots No. 23, and 24 on said unrecorded Plan, southerly 184 feet to a point; thence easterly 45 feet to the westerly margin of Edwin Avenue; thence with the margin of the same, north 4 degrees 30 minutes East 162.8 feet to a concrete monument set at the beginning of a curve, thence around said curve in a northwesterly direction 32.6 feet to another concrete monument in the south margin of Trinity Lane; thence with the margin of the same westerly 34.7 feet to the beginning. Being improved property known as 536 Trinity Lane in Nashville, Tennessee. Included in this legal description but excluded from this conveyance is a Permanent Right-of-Way and a Temporary Construction Easement of record in Book 8330, Page 365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luis Del Mazo, Sr. and Cathy G. Clark, by deed of record in Instrument No. 20041229-0154184 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 536 E Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 10th day of June, 2016.

Luis Del Mazo Sr.

Cathy G. Clark

State of Tennessee
County of Williamson

Personally appeared before me Luis Del Mazo Sr. and Cathy G. Clark, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2016.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 10944

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: 5-24-19

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