BILL GARRETT, Davidson County
Trans: T20160057431 DEEDWARR
Recvd: 07/06/16 11:13 2 pgs
Fees: 13.00 Taxes: 148.00
20160706-0069044

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Waterfront Management Group, LLC	Same	70 - 7 - 32 (part of)
(NAME)	(NAME)	
204 Lone Oak Dr.		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161421

For and 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, Crown Industries, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Waterfront Management Group, LLC, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit B of The Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160706-0069040, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Homes at 1013 Alice Street, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20160706-0069040 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Crown Industries, LLC by Warranty Deed from George Lauderbock and Michael Elliott dated May 2, 2016 and filed of record in Instrument 20160509-0045696, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1013-B Alice Street, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of July, 2016

Crown Industries, LLC

BY: Managing Member
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 Managing Member (or other officer authorized to execute the instrument) of Crown Industries, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer).

Witness my hand, at office, this 1st of July, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017