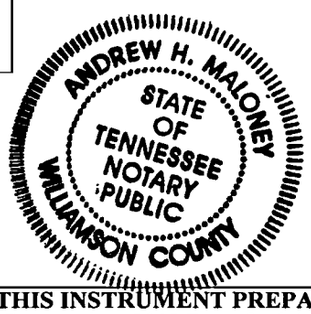
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/16 09:08 2 pgs
Fees:13.00 Taxes:481.00
20160707-0069371



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 2016.

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:
Crown Industries, LLC	SAME	092-06-0-456 & 192-06-0-457
1132 Flatwoods Road		
Lebanon, TN 37090		

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, **Lurene E. Box**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Crown Industries, LLC, a Tennessee limited liability company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: Map & Parcel 09206045600

Being Lot No. 48 in Faulconer and Ashcraft Plan of Nashville. Said Lot No. 48 fronts 36 feet on the Northerly side of Batavia Street and extends back Northerly 106 feet to a line.

Being part of the same property of conveyed to Lurene E. Box from Eugene Hawkins (having 1/3 vested interest of said Lot 48) by Quitclaim Deed on March 2, 1983, of record in Book 6148, Page 256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lurene E. Box from Roxanne Box and Darlin Box (having 2/3 vested interest of said Lot 48 by Will of Irene Abernathy (Hawkins) of record in Will Book 132, Page 383, Probate Court Clerk's Office for Davidson County) by Quitclaim Deed on December 23, 1982, of record in Book 5982, Page 360, Register's Office for Davidson County, Tennessee.

Tract 2: Map & Parcel 09206045700

Lot Numbered 49 in the plan of Faulconer and Ashcraft Subdivision McNairy, 36 X 106, Field Book Number 11W5595, Map and Parcel Number 92-6-457, as shown on the tax books of the Tax Assessor for Nashville, Davidson County, Tennessee.

Being the same property conveyed to William A. Box and wife, Lurene E. Box from Jack J. Cohen and wife, Bessie D. Cohen, B.B. Doubleday, Jr., and Leon Gilbert by Installment Deed on September 27, 1977, of record in Book 5203, Page 800, Register's Office for Davidson County, Tennessee. The said William A. Box having since died on May 18, 2001, leaving said property to Lurene E. Box by right of survivorship.

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 57, Page 121, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2520 Batavia Street, Nashville, TN 37205**

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 July 1, 2016.

Lurene E. Box

Lurene E. Box

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lurene E. Box** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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.

Julie Coone

Notary's Signature

My commission expires: 5-24-19

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