This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/20/16 15:45 2 pgs
Fees:13.00 Taxes:277.50
20160720-0074926

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of July, 2016, by and between Nicholas Beaver, Murray Beaver, and Pam Beaver, party of the first part, and The Crown Group of Companies, Inc., party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Spencer & Atchley Commercial Subdivision, as shown on plat of record in Plat Book 9700, Page 560, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Nicholas Beaver, Murray Beaver and Pam Beaver by virtue of that certain Quit Claim Deed dated May 13, 2013, at Instrument No. 20130516-0049331 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that property is not their primary residence and that said property has been used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Murray Beaver by Memorie White, Attorney in fact
Murray Beaver by Memorie White Attorney in Fact

Pam Beaver by Memorie White Attorney in Fact
Pam Beaver by Memorie White Attorney in Fact

Nicholas Beaver by Memorie White, Attorney in Fact
Nicholas Beaver by Memorie White
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Memorie White, Attorney in Fact for Nicholas Beaver, Murray Beaver and Pam Beaver, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2016.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Memorie White, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Nicholas Beaver, Pam Beaver, or Murray Beaver the principals.

Memorie White

WITNESS my hand and official seal at office this 20th day of July, 2016.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/2019

Property Owner & Address: The Crown Group of Companies, Inc.
525 Rivergate Parkway, Suite 2
Antioch, TN 37013

Tax Parcel No 06401006500

Property Address: 611 Brandywine Village Ct.
Old Hickory, TN 37138

MAIL TAX BILLS TO: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2016.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019