WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/16 12:34 3 pgs
Fees:18.00 Taxes:684.50
20160829-0090150

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of Aug, 2016.

Notary Public
My Commission expires: _____
(Affix Seal)

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

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:
Becker, Rolling and Heritage, LLC	Becker, Rolling and Heritage LLC	092-06-0-456 & 192-06-0-457
905 Creekwood Ct	905 Creekwood Ct	
Brentwood, TN 37027	Brentwood, TN 37027	

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, **Crown Industries, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Becker, Rolling and Heritage, 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.

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 Crown Industries, LLC, a Tennessee limited liability company, from Lurene E. Box, by deed on July 1, 2016, of record in Instrument Number 20160707-0069371, Register's Office for Davidson County, Tennessee.

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 37208**

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 August 26, 2016.

Crown Industries, LLC, a Tennessee limited liability company

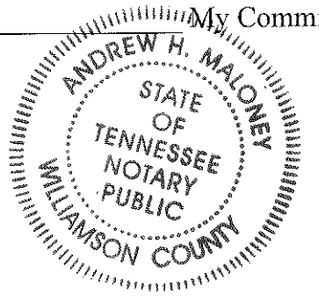
BY: _____
Jeremy Thompson, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 2016, before me, appeared Jeremy Thompson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of **Crown Industries, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jeremy Thompson, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC



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.

Ashlee D Page

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