WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,000.00

Affiant

Subscribed and sworn to before me this 24 day of April, 2017.

Notary Public
My Commission expires: _____
(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:
Kati Elizabeth Graham	New Owner	02610001800
619 Wade Circle		
Goodlettsville, TN 37072		

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, a ½ undivided interest, and Lawrence Gregory Malham, a ½ undivided interest**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kati Elizabeth Graham and Jimmy Lee Shedd**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the same westerly part of Lot No. 44 on the Revised Plan of Terra View as of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 60 feet on the southerly side of Wade Circle and runs back 179.8 feet on the westerly line and 174.5 feet, more or less, on the easterly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Crown Industries, LLC, from Ideal Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed on July 29, 2016, of record in Instrument Number 20160902-0079549, Register's Office for Davidson County, Tennessee. Further conveyed to Lawrence Gregory Malham, an undivided 1/2 interest from Crown Industries, LLC, by Quitclaim Deed on August 26, 2016, of record in Instrument Number 20161115-0120521, 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 2017 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 1424, Page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as: **619 Wade Circle, Goodlettsville, TN 37072**

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.

BILL GARRETT, Davidson County
Trans:T20170037475 DEEDWARR
Recvd: 05/03/17 13:44 2 pgs
Fees:13.00 Taxes:610.50
20170503-0043721

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 April 20, 2017.

Lawrence Gregory Molham

Crown Industries, LLC, a Tennessee limited liability company

By Jeremy Thompson, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence Gregory Malham**, 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 April 20, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of April, 2017, 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.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY