QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 150946 **DEEDQC**
10/12/2018 08:26:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181012-0101135

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of September, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATIE FIELDS Any County in the State of Tennessee Expires December 28, 2019 NOTARY PUBLIC

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 (NAME)	Waterfront Management Group LLC (NAME)	060 01 072.00
206 Lone Oak Dr (ADDRESS)	206 Lone Oak Dr (ADDRESS)	71 08 0 347.0
White House TN 37188 (CITY) (STATE) (ZIP)	White House TN 37188 (CITY) (STATE) (ZIP)	File No.: 20182791

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Crown Industries, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Waterfront Management Group, LLC, hereinafter called the GRANTEES, its successors and assigns, forever, its undivided 1/2 interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

TRACT 1:

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

BEGINNING at a point in the southerly margin of Ewing Drive, said point being the northeast corner of Lot No. 33 on the Plan of Aldrich Heights, Section Two, of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee; thence eastwardly with said margin of said drive, 110 feet, more or less, to a point which is the northwest corner of Lot No. 3, on the Plan of Laverne Acres, of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee; thence southwardly with the westerly line of Lot No. 3, 231.4 feet, more or less, to a point in the easterly line of Lot No. 33 on said plan of Aldrich Heights, Section 2, thence northwardly with said line of said Lot No. 33, 246 feet, more or less, to the POINT OF BEGINNING.

Being the same property conveyed to Crown Industries, LLC by Warranty Deed from James H. Cook, dated May 11, 2016 and filed of record in Instrument No. 20160513-0047718, Register's Office for Davidson County, Tennessee.

TRACT 2:

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

Being Lot No. 24, on the plan of Rawls Tract Subdivision, Section Two, which is of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and more particularly described as follows:

BEGINNING at a point in the north margin of Trinity Lane at the corner of Lots Nos. 23 and 24 on said plan, being 50 feet east of the northeast corner of Lot No. 22 on the Map of Rawls Homes Corporation Plan, as of record in Book 1130, Page 33, Register's Office for said County; thence with the line between Lots No. 23 and 24 on said Plan, southerly 184 feet to a point; thence easterly 45 feet to the westerly margin of Edwin Avenue; thence with the margin of the same, North 4 degrees 30 minutes East 162.8 feet to a concrete monument set at the beginning of a curve, thence around said curve in a northwesterly direction 32.6 feet to another concrete monument in the south margin of Trinity Lane; thence with the margin of the same westerly 34.7 feet to the BEGINNING, according to a survey made by Z. J. Wilkerson, Surveyor.

LESS & EXCEPT:

Included in this legal description but excluded from this conveyance is a Permanent Right-of-Way and a Temporary Construction Easement of record in Book 8330, Page 365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crown Industries, LLC by Warranty Deed from Del Mazo, Sr. and Cathy G. Clark, dated June 10, 2016 and filed of record in Instrument No. 20160617-0061535, Register's Office for Davidson County, Tennessee.

Subject to Setback Lines and Easement for Public Utilities of record in Book 1491, Page 399, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 410 Ewing Drive (060 01 072.00), Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☐

This is improved ☒ property, known as 536 E Trinity Lane (71 08 0 347.0), Nashville, TN
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☐

Witness my hand 28 day of September, 2018

Crown Industries, LLC

Jeremy Thompson, Managing Member

STATE OF Tennessee)
County OF Robertson)

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 28 day of September, 2018

Notary Public
My Commission Expires: 12/28/19

KATIE FIELDS
Any County in the State of Tennessee Expires December 28, 2019
NOTARY PUBLIC