WARRANTY DEED

Karen Johnson Davidson County
Batch# 241950 DEEDWARR
06/11/2019 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190611-0056060

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$450,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of June, 2019.

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:
Zak Pantaleo	**New Owner**	02900004600
4341 Bernard Road		
Joelton, TN 37080		

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, **Jeremy Thompson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zak Pantaleo, a single man**, his 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 part of Lot No. 7 on the Map of the lands of Henry Floto Estates, as of record in Book 421, Page 147, Register's Office for said County, described partly according to a survey made by C.J. Carney, July 5, 1955, as follows:

Beginning at a point at the northeast corner of the property conveyed to William Minton Parrish and wife, by deed from John R. Rottero, Jr., and wife, of record in Book 1404, Page 232, said Register's Office; said point being in the western boundary line of the Sam Arrington's property; thence with Sam Arrington's western boundary line, north 35 degrees west 18 feet and north 8 minutes west 775.5 feet; thence north 25 minutes west 742.5 feet; thence north 56 degrees west 72.5 feet to a Marrowbone Lake; thence with same, south 60 degrees west 206 feet to the eastern boundary line of the J. E. Proctor property; thence with same, south 5 degrees east 1050; thence south 75 degrees 30 minutes east 156 feet to a pin; thence south 25 degrees east 186 feet; thence south 55 degrees 55 minutes east 312 feet; thence north 62 degrees 30 minutes east 100 feet to the beginning, containing 13.41 acres, more or less.

Being the same property conveyed to Crown Industries, LLC, a Tennessee limited liability company from Bernice Elaine Morris, formerly known as Bernice Elaine Wenning, by Warranty Deed on May 7, 2018, of record in Instrument Number 20180508-0043857, Register's Office for Davidson County, Tennessee. Further conveyed to Jeremy Thompson from Crown Industries, LLC, a Tennessee Limited Liability Company by Quitclaim Deed on June 11, 2018, of record in Instrument Number 201806013-0056839, 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 2019 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 421, Page 147, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4341 Bernard Road, Joelton, TN 37080**

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 June 6, 2019.

Jeremy Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this June 6, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY