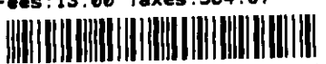
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/26/05 14:11 2 pgs
Fees:13.00 Taxes:934.07



20050726-0086943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,450.00.

Alice M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Smith	Capital Bank & Trust Company	Map 83-02
(NAME) 1512 Douglas Avenue	(NAME) 1808 West End Avenue	Parcel 208
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTT EWING AND WIFE, SHEILA MILLER EWING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW S. SMITH AND WIFE, ALICE M. SMITH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 and the easterly one-half of Lot No. 84 on the Plan of E. T. Brown's Subdivision of Lots No. 21 through 26, inclusive, in Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 and the easterly one-half of Lot No. 84 front together 75 feet on the southerly side of Douglas Avenue and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Scott Ewing and Sheila Miller by deed dated December 4, 2003 from Daniel K. Billingsley of record in Instrument #20031208-0175645, said Register's Office. Scott Ewing and Sheila Miller have since married. Sheila Miller is now known as Sheila Miller Ewing.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 332, page 91, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1512 Douglas Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 25th day of July, 2005.

Scott Ewing

Sheila Miller Ewing, by Scott Ewing, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Ewing, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN AT LARGE Exp 11-24-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of ~~February,~~ July 2005 ~~2004~~, before me personally appeared Scott Ewing, to me known to be the person who executed the foregoing instrument on behalf Sheila Miller Ewing and acknowledged that he executed the same as the free act and deed of Sheila Miller Ewing.

WITNESS my hand and seal this 25th day of July, 2005

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN AT LARGE Exp 11-24-07