**Box 10-B, Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/06 09:50 2 pgs
Fees:13.00 Taxes:530.58

20060424-0046368

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,400.00**

Matthew T. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH **DAY OF APRIL, 2006.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW T. EWING	SAME	**91-7-37**
(NAME)	(NAME)	
5210 LOUISIANA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **BERNARD KIESEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW T. EWING and ANGELA D. EWING, husband and wife**, 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:

BEING LOTS 1117 AND 1119 OF BLOCK NO. 26, PLAN NO. 2 OF WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BERNARD KIESEL, A MARRIED MAN BY DEED FROM BK ONE PROPERTYIES, LLC. OF RECORD IN INSTRUMENT NO. 20060313-0028646 DATED MARCH 13, 2006 AND RECORDED MARCH 13, 2006 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as **5210 LOUISIANA AVENUE, NASHVILLE, TN 37209**

(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 **my hand** this **17th day of April, 2006**.

BERNARD KIESEL

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **BERNARD KIESEL, A MARRIED MAN** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **17th day of April, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

