WARRANTY DEED

RETURN TO:
PREMILR ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Ewald **Kerry L. Ewald**	**Brian M. Ewald**	**104-10-142**
(NAME) **414 Fairfax Avenue**	(NAME) **414 Fairfax Ave.**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, **Dorothy J. Huffman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian M. Ewald and wife, Kerry L. Ewald**, 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 the easterly 45 feet of Lot No. 105 and the westerly 10 feet of Lot No. 104 on the unrecorded map showing the subdivision of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record.

SAID parts of said Lots adjoin and front together 55 feet on the northerly side of Fairfax (or Jones) Avenue, and extend back between parallel lines 200 feet, more or less, to a deal line on the southerly side of an alley.

Being the same property conveyed to David K. Huffman and spouse, Dorothy J. Huffman by deed from Phyllis J. Garrett and Carolyn P. Elrod of record in Book 8985, page 826 Register's Office for Davidson County, Tennessee. The said David K. Huffman having since died leaving his wife, Dorothy J. Huffman as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as **414 Fairfax Ave., Nashville, TN 37215**

(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 29th day of February, 2008.

DOROTHY J. HUFFMAN
Dorothy J. Huffman
By: David K. Huffman, Jr. her Attorney in Fact
BY DAVID K. HUFFMAN JR. ATTY IN FACT

Davidson County DEEDWARR
Recvd: 03/03/08 14:20 2 pgs
Fees:13.00 Taxes:1498.50

20080303-0021008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David K. Huffman, Jr. and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Dorothy J. Huffman, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29TH DAY OF FEBRUARY, 2008.

Commission expires: 7/05/2011

Shannon Philbin Notary Public

