Dav. Co. File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 14:00 2 pg
Fees:13.00 Taxes:1069.39

20080730-0078173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Kyle D. Neal	AmTrust Bank	Map 91-15
(NAME)	(NAME)	
5311 Nevada Avenue	P. O. Box 790376	Parcel 77
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	St. Louis, MO 63179-0376	
(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, I, **ANN MCGAVOCK EWING, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE D. NEAL AND ERIN M. BEDARD, AS JOINT TENANTS WITH RIGHTS OF SURIVORSHIP,** 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, described as follows:

Beginning at the south margin of Nevada Avenue, the northeast corner of Horace Berry property; thence with Horace Berry's line, south 320 feet to an iron pin, the southwest corner of Horace Berry's property and the southeast corner of this tract; thence west 50 feet to an iron pin, the southeast corner of this tract; thence north 320 feet to an iron pin in the margin of Nevada Avenue; thence east with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl , III, RLS Tennessee No. 100, 400 – 7th Avenue South, Nashville, Tennessee 37203, dated September 29, 1994.

Being the same property conveyed to Ann McGavock Ewing, unmarried, by deed from Lucy E. Cuetter, unmarried, of record in Instrument #20040622-0074006, said Register's Office.

This conveyance is subject to 2008 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5311 Nevada Avenue, Nashville, Tennessee 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 28th day of July, 2008.

Ann McGavock Ewing

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 Ann McGavock Ewing, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public