**RECORD AND RETURN TO:** Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **99,900.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, ~~2008~~<br>Notary Public<br>MY COMMISSION EXPIRES: 9/30/2009<br>(AFFIX SEAL) |

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lauren Ewing | Residential Loan Centers of America | MAP 91-9 |
| 548 Stevenson Street | 2700 S. River Road #400 | PARCEL 184 |
| Nashville, TN 37209 | Des Plaines, IL 60018 | |
| (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, **Ward A. Moothart, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN EWING AND DAVID EWING, both unmarried, as Joint Tenants with Right of Survivorship 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 northerly 60 feet of Lot No. 101 on the Plat of T. M. Nall's Subdivision of Lots 18,19, 20, B. F. Cockrill Land, of record in Book 421 page 63, Registers Office for said County.

Said part of Lot 101 fronts 60 feet on the easterly margin of Stevenson Street and runs back eastwardly 100 feet, between lines parallel with the southerly line of Lot No. 59 on said Nall Plat, to a dead line.

Being the same property conveyed to Ward A. Moothart, unmarried, by deed from Jonothan K. Roberts, unmarried, of record in Instrument No. 20060523-0060691, Registers Office for Davidson County, Tennessee, dated May 22, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **548 Stevenson Street, Nashville, TN 37209.**

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~~ the 31st day of July, 2008.

Ward A. Moothart, by

Ward A. Moothart by Kimberly Davis, Attorney-in-Fact

Kimberly Davis, Atty-in-fact

Davidson County DEEDWARR
Recvd: 08/06/08 11:39 2 pg
Fees:13.00 Taxes:369.63

20080806-0081019

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 31st day of July, 2008.

My Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Davis** 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 on behalf of **Ward A. Moothart**, as his Attorney in Fact, as the free act and deed of the within named **Ward A. Moothart**.

Witness my hand and official seal this the 31st day of July, 2008.

My Commission expires 5/8/12

_____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN