BILL GARRETT, Davidson County
Trans:T20110016104 DEEDWARR
Recvd: 03/18/11 10:38 2 pgs
Fees:13.00 Taxes:188.70
20110318-0021319

WARRANTY DEED

G-MK-11-514

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
LAUREL PERRY
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Ewing	Anthony Ewing	
514 Hamilton Avenue (ADDRESS)	514 Hamilton Avenue (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	105-7-209.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL W. KRABOUSANOS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY EWING* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*an unmarried person

LAND IN THE 17TH COUNCIL MANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 2 ON THE PLAN OF THE MARY E. HAMILTON ESTATE, RECORDED IN MINUTE BOOK 1, PAGE 97, COUNTY COURT FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH RIGHT OF WAY OF HAMILTON AVENUE, 385 FEET WEST ON THE INTERSECTION OF SAID HAMILTON AVENUE AND RAINS AVENUE NORTH AVENUE: THENCE ALONG SAID HAMILTON AVENUE NORTH 85 DEG. 56' 36", WEST 50.0 FEET TO AN IRON PIN: THENCE LEAVING HAMILTON AVENUE NORTH 4 DEG. 46' 04" EAST, 167.5 FEET TO THE SOUTH RIGHT OF WAY OF AN UNCUT 15 FOOT ALLEY; THENCE ALONG SAID ALLEY, SOUTH 85 DEG. 56' 36" EAST, 50.0 FEET; THENCE LEAVING SAID ALLEY SOUTH 4 DEG. 46' 04" WEST, 167.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRE, MORE OR LESS. ACCORDING TO THE SURVEY BY JOHN KOHL AND COMPANY DATED MARCH 23, 2006.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS BY WARRANTY DEED FROM GIGI GASKINS, UNMARRIED,RECORDED ON THE 3RD DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110103-0000576, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN MINUTE BOOK 1, PAGE(S) 97, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE PRIOR DEED INCORRECTLY LISTED THE GRANTORS NAME AS MICHAEL G. KRABOUSANOS. THE CORRECT SPELLING IS MICHAEL W. KRABOUSANOS.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF GRANTOR.

unimproved (X)
This is improved ( ) property, known as 514 Hamilton Avenue, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of March, 2011.

Michael W. Krabousanos by
Bryan Krabousanos, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of March, 2011, before me perscnally appeared Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael W. Krabousanos and who acknowledged he/she/they executed the same as the free act and deed of the said Michael W. Krabousanos.

Witness my hand and official seal, this the 11th day of March, 2011.

Notary Public

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

