WARRANTY DEED

R-BR-12-3413

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCES RUDY DAVIDSON

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
George N. Spiva	new owner (NAME)	
814 Westview Ave (ADDRESS)	(ADDRESS)	92-13-435.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KENNETH MCEWEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE N. SPIVA, MARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 148, MAP OF HORTENSE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 167, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY DEVISED TO KENNETH MCEWEN BY LAST WILL AND TESTAMENT OF HANNAH ABERCROMBIE AS RECORDED IN PROBATE DOCKET NO. 08P-1076; QUITCLAIM DEED FROM HANNAH A. ABERCROMBIE, FORMERLY HANNA ANN MCEWEN TO DAVID B. ABERCROMBIE AND WIFE, HANNAH A. ABERCROMBIE AS RECORDED ON THE 25TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000925-0094991 AND WARRANTY DEED FROM HARPETH-SOUTH, INC. TO HANNA ANN MCEWEN, UNMARRIED AS RECORDED ON THE 14TH DAY OF JANUARY, 1971 IN DEED BOOK 4473, PAGE 837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF KENNETH MCEWEN AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3413 Dakota 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 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.

BILL GARRETT, Davidson County
Trans:T20120007862 DEEDWARR
Recvd: 02/01/12 15:09 2 pgs
Fees:13.00 Taxes:666.00
20120201-0009254

Witness my/our hand(s) this 30th day of January, 2012.

Kenneth McEwen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth McEwen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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