BILL GARRETT, Davidson County
Trans: T20130067232 DEEDWARR
Recvd: 08/06/13 09:40 2 pgs
Fees: 13.00 Taxes: 1036.00

20130806-0082030

WARRANTY DEED

R-FC-13-615B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. FOX CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

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
Jill E. Tomalty	Pinnacle Bank	
615B Hamilton Avenue	(NAME) 114 West College Street	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Murfreesboro, TN 37130	105-07-0B-001.00
(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 615 HAMILTON AVENUE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JILL E. TOMALTY, UNMARRIED, 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 UNIT NO. A ON THE PLAN OF 615 HAMILTON TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 615 HAMILTON TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20130125-0008446, AS AMENDED IN INSTRUMENT NUMBER 20130320-0027485, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HAMIDULLAH DURANI, A 1/2 UNDIVIDED INTEREST AND TAGHI HAJI AGHA MOHAMMAD KAHN, A 1/2 UNDIVIDED INTEREST BY DEED FROM BARBARA C. KLEIN INDIVIDUALLY, AS TO 1/2 UNDIVIDED INTEREST AND BARBARA C. KLEIN AS PERSONAL REPRESENTATIVE, AS TO 1/2 UNDIVIDED INTEREST OF THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED OF RECORD IN INSTRUMENT NUMBER 20071016-0122704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 5, 2007. AND FURTHER BEING A PART OF THE SAME PROPERTY CONVEYED TO 615 HAMILTON AVENUE, LLC BY DEED FROM HAMIDULLAH DURANI AND TAGHI HAJI AGHA MOHAMMAD KHAN OF RECORD IN INSTRUMENT NO. 20120322-0024545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 19, 2012 AND RECORDED ON MARCH 22, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 91; INSTRUMENT NUMBER 20130125-0008446, AS AMENDED IN INSTRUMENT NO. 20130320-0027485; INSTRUMENT NUMBER 20130125-0008445, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 615B 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 31st day of July, 2013.

615 Hamilton Avenue, LLC

By: Ewing Holdings, LLC

Anthony E. Ewing, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Sole Member of Ewing Holdings, LLC, Sole Member of 615 Hamilton Ave., LLC, the within named bargainor(s), and that he as such Sole Member of Ewing Holdings, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Ewing Holdings, LLC, Sole Member of 615 Hamilton Ave., LLC by himself as Sole Member.

Witness my hand and official seal, this the 31st day of July, 2013..

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