BILL GARRETT, Davidson County
Trans:T20130069402 DEEDWARR
Recvd: 08/13/13 09:32 2 pgs
Fees:13.00 Taxes:943.50
20130813-0084677

WARRANTY DEED

B-BK-13-1406

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Cara Highfield
Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2013.

C. Hoy Camp
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. HOY CAMP NOTARY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 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
E. Cara Highfield	MAGNA BANK	
2306 Elliott Ave Apt 8 (ADDRESS)	6525 Quail Hollow Rd., Ste. 513 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	105-07-0C-002.00

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 526 HAMILTON & 1406 PILLOW, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARA HIGHFIELD, E. 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 B OF 526 HAMILTON TOWNHOMES AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN INSTRUMENT NUMBER 20130126-0008444, AS AMENDED IN INSTRUMENT NUMBER 20130320-0027462, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON EXHIBIT C OF SAID DECLARATION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO 526 HAMILTON & 1406 PILLOW, LLC BY DEED FROM THE CUMBERLAND HOLDINGS COMPANY, LLC FILED OF RECORD AT INSTRUMENT NO. 20130320-0027463, DATED MARCH 15, 2013 AND RECORDED ON MARCH 20, 2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THE CUMBERLAND HOLDINGS COMPANY, LLC BY WARRANTY DEED FROM RONNIE E. SHORES, MARRIED FILED OF RECORD AT INSTRUMENT NO. 20130115-0004555, DATED JANUARY 11, 2013 AND RECORDED ON JANUARY 15, 2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EVA JOYCE SHORES, UNMARRIED BY DEED FROM EUNICE ROBERTSON DOSS OF RECORD IN BOOK 8227, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 26, 1990 AND RECORDED ON OCTOBER 31, 1990.

THE SAID EVA JOYCE SHORES HAVING SINCE DIED INTESTATE. HER HEIRS AT LAW ARE RONNIE E. SHORES AND SHEILA G. SCOTT. THE ESTATE OF EVA JOYCE SHORES WAS ADMITTED TO PROBATE IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 11P-1214, ON AUGUST 12, 2011. SHEILA G. SCOTT DISCLAIMED ALL PROPERTY AND INTERESTS WHICH SHE WAS ENTITLED TO RECEIVE AND A COPY OF THE DISCLAIMER WAS FILED WITH THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONNIE E. SHORES BY AFFIDAVIT OF INHERITANCE OF REAL ESTATE OF RECORD AT INSTRUMENT NO. 20120214-0012781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 6, 2012 AND RECORDED ON FEBRUARY 14, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN MINUTE BOOK 1, PAGE 97; INSTRUMENT NUMBERS 20130125-000844; 20130320-0027462; AND 20130125-0008443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1406 Pillow Street, 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 2nd day of August, 2013.

526 Hamilton & 1406 Pillow, 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 526 Hamilton & 1406 Pillow, 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 526 Hamilton & 1406 Pillow, LLC by himself as Sole Member.

Witness my hand and official seal, this the 2 day of August, 2013..

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

(SEAL)

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