ADDRESS NEW OWNER:
Mary P. Johnson

548 Stevenson Street
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 09/19/13 11:34 3 pgs
Fees:18.00 Taxes:416.25
20130919-0098727

SEND TAX BILL TO:

First State Bank
480 Oil Well Rd, 2nd Floor
Jackson, Tennessee 38305

MAP & PARCEL NOS.:
09109018400

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lauren Ewing, unmarried, and David Ewing, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mary P. Johnson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly 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, Register's Office for said County.

Said part of Lot 101 fronts 60 feet on the easterly margin of Stevenson Street (f/k/a Nall Avenue) 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 Lauren Ewing and David Ewing, both unmarried, from Ward A. Moothart, unmarried, by Warranty Deed recorded on August 6, 2008, in Instrument No. 20080806-0081019, Register's Office for Davidson County, Tennessee.

David Ewing warrants that he has never resided inthe subject property and that the subject property is not subject to any marital interests therein.

This is property with a common address of **548 Stevenson Street, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 421, Page 63, said Register's office and all matters therein; (3) Any and all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of September, 2013.

Lauren Ewing

David Ewing

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this **16th** day of **September 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1309-205

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $112,500.00.

Affiant

Subscribed and sworn before me this 16th day of September, 2013.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

