BILL GARRETT, Davidson County
Trans:T20130088328 DEEDWARR
Recvd: 10/14/13 09:03 4 pgs
Fees:23.00 Taxes:795.50
20131014-0107116

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14
25289-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ewing Capital Group, LLC 4516 Shys Hill Road Nashville, Tennessee 37215	New Owner	105.07.0/005.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ANDREW TERRELL, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EWING CAPITAL GROUP, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 80 and part of Lot 79 on the Plan of Houston & Humphreys Addition, recorded in Deed Book 36, Page 117, Register's Office for said county and Chancery Court Plan Book 1, Page 35, and more particularly described as follows:

BEGINNING at the intersection of the North right-of-way of Humphreys Street and the East right-of-way of Brown Street shown on said Plan;

Thence, along the East right-of-way of Brown Street N 7° 13' 35" E, 149.97 feet to the North right-of way of a 15 foot alley;

Thence, along said alley S 82° 07' 02" E, 90.02 feet to an iron pin;

Thence, leaving said alley S 7° 13' 35" W, 149.97 feet to the North right-of-way of Humphreys Street;

Thence, with said Humphreys Street N 82° 07' 02" W, 90.02 feet to the Point of Beginning and containing 0.31 acre, more or less.

The above description was prepared according to Survey completed July 25, 2013 by Patrick S. Coode, Tennessee Registered Land Surveyor No. 855.

Being the same property conveyed to Andrew Terrell by Warranty Deed dated August 6, 2013, from the Trustees of the Greater Galilee Missionary Baptist Church, of record in Instrument No. 20130806-0082125, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 440 Humphreys Street, Davidson County, Nashville, Tennessee 37203.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of October, 2013.

Andrew Terrell

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ANDREW TERRELL, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10th day of October, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this
10th day of October, 2013.

Notary Public
My Commission Expires:

DANA M. MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record in Deed Book 36, Page 117, Register's Office for Davidson County, Tennessee, and Chancery Court Plan Book 1, Page 35.

3. Stormwater Detention Agreement of record in Instrument No. 20010215-0014583, Register's Office for Davidson County, Tennessee.