BILL GARRETT, Davidson County
Trans:T20140000556 DEEDWARR
Recvd: 01/03/14 10:21 2 pgs
Fees:13.00 Taxes:173.90
20140103-0000730

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Ewing Capital Group, LLC 4516 Shys Hill Rd. Nashville, TN 37215	Ewing Capital Group 4516 Shys Hill Rd. Nashville, TN 37215	10507034900

For good and valuable consideration received, **Richard S. Smith and Dorothy L. Clark, Conservators for Doxie F. Smith** by these presents do transfer and convey unto the Grantee, Ewing Capital Group, LLC, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Doxie F. Smith**, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 54 on the plan of the Subdivision of the Moore Property, of record in Book 137, Page 91, Register's Office for said County, and being more particularly described as follows:

Said Easterly part of Lot No. 54 fronts 50 feet on the southerly side of Moore Avenue and runs back between parallel lines 148 1/4 feet, more or less, to a dead line.

Being the same property conveyed to William P. Smith and wife, Doxie F. Smith by Transfer dated 07/04/1962 from John M. Bailey and wife, Evelyn T. Bailey of record in Book 3404, Page 412, Register's Office for Davidson County, Tennessee. William P. Smith, having since died on June 13, 1982 leaving Doxie F. Smith the surviving tenant by the entirety.

Richard S. Smith and Dorothy L. Clark, Conservators for Doxie F. Smith by Letters of Conservatorship of record in **Conservator Book 4, page 56, Clerk's Office for Rutherford County, Tennessee.**

This conveyance is subject to a) 2013 property taxes and subsequent years; b) instruments of record in Book 137, Page 91, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 513 Moore Avenue, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns forever. And the Grantors covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as **Conservator for Doxie F. Smith,** her heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its 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 hand this 23rd day of December, 2013.

Richard S. Smith, Conservator for Doxie F. Smith

Dorothy L. Clark, Conservator for Doxie F. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2013, before me personally appeared, **Richard S. Smith and Dorothy L. Clark**, Conservators for Doxie F. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing instrument on behalf of Doxie F. Smith, and acknowledged that they executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 23rd day of December, 2013.

My commission expires:

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 47,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY