# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140043480 DEEDWARR
Recvd: 06/19/14 10:56 2 pgs
Fees: 13.00 Taxes: 1591.00

20140619-0053569

B-ECG-14-440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Humphreys Street Investments, LLC** | Humphreys Street Investments | |
| (NAME) **440 Humphreys Street** | (NAME) 2601 Bransford Ave. | **PART OF 105-7-5.00** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) Nashville, TN 37212 | |
| (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, I/we **EWING CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HUMPHREYS STREET INVESTMENTS, LLC** 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 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 Ewing Capital Group, LLC, a Tennessee limited liability company by Warranty Deed from Andrew Terrell, recorded on the 14th day of October, 2013 in Instrument No. 20131014-0107116, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HOUSTON & HUMPHREYS ADDITION, as recorded in Deed Book 36, Page(s) 117, Plan Book 1, Page 35 (Chancery Court).
- Storm Water Detention Agreement recorded at Instrument No. 20010215-0014583.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **440 Humphreys Street, 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(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 the 16 day of June, 2014.

Ewing Capital Group, LLC, a Tennessee limited liability company

Anthony E. Ewing, sole 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, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the sole member of Ewing Capital Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of June, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212