WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044146 DEEDWARR
Recvd: 06/23/14 09:35 2 pgs
Fees:13.00 Taxes:1332.00

20140623-0054397

B-E3-14-1692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 28, 2016

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)
Levi Potter Benson and Michael Moore	**F&M Bank**	
(NAME)	(NAME)	**105-11-0C-003.00**
1692 Carvell Avenue	**P.O. Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Clarksville, TN 37041-0451**	
(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 HOLDINGS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEVI POTTER BENSON AND MICHAEL MOORE, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** 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 No. 3, Southgate Townhomes as shown in Declaration of Covenants, Conditions and Restrictions for 515 Southgate Townhomes of record in Instrument No. 20130617-0061365, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 515 Southgate, LLC by Deed from Harvatha Hughes and wife, Sherron D. Hughes of record at Instrument No. 20120905-0080003, Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on September 5, 2012.

Being the same property conveyed to Ewing Holdings, LLC by Deed from 515 Southgate, LLC of record in Instrument No. 20131217-0127543 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 17, 2013. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 4, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130617-0061365, Register's Office for Davidson County, Tennessee.
- Charter of 515 Southgate Townhomes HOA of record in Instrument Number 20130621-0063918, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130430-0042744, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20130521-0051102, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1692 Carvell Avenue, 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 19th DAY OF JUNE, 2014.

Ewing Holdings, LLC

BY: _____
Anthony Ewing
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Anthony Ewing

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Managing Member *, 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 Managing Member of Ewing Holdings, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2014.

_____
Notary Public

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

My Commission Expires:

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