RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

BOX 10-A

MAP& PARCEL NO. 105110C002.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Rebecca L. Walls
505 Southgate Avenue, Unit 2
Nashville, TN 37203

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **REBECCA L. WALLS, A SINGLE PERSON**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being Unit No. 2, 515 Southgate Townhomes as shown in the 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 the same property conveyed to Ewing Holdings, LLC, by Quitclaim Deed from 515 Southgate, LLC, dated December 13, 2013, appearing of record in Instrument No. 20131217-0127370, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on Plan as Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 515 Southgate Townhomes of record in Instrument No. 20130617-0061365; Public Street Right-of-Way Easement to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20130521-0051102; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 515 Southgate Townhomes of record in Instrument No. 20130617-0061365; Stormwater Facilities & Systems Easement to The Metropolitan Government of Nashville of record in Instrument No. 20130430-0042744; and the Charter of 515 Southgate Townhomes Homeowner's Association, Inc. of record in Instrument No. 20130621-0063918; all the Register's Office of Davidson County, Tennessee.

This is improved property known as 505 Southgate Avenue, Unit 2, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20140045049 DEEDWARR
Recvd: 06/25/14 11:24 2 pgs
Fees:13.00 Taxes:1487.40
20140625-0055527

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23rd day of June, 2014.

EWING HOLDINGS, LLC

BY: _____
ANTHONY E. EWING
Managing Member

STATE OF TENNESSEE)

COUNTY OF RUTHERFORED)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **ANTHONY E. EWING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **Managing Member** of **EWING HOLDINGS, LLC, a Tennessee Limited Liability Company,** and that he as such **Managing Member**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Managing Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 23rd day of June, 2014.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires:
05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$402,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 23rd day of June, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 6, 2016