File Bk 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078674 DEEDWARR
Recvd: 10/20/14 10:26 2 pgs
Fees:13.00 Taxes:675.25
20141020-0096361

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Karen G. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Ewing	John W. Ewing	10207001600
(NAME)	(NAME)	
6724 Fleetwood Drive	6724 Fleetwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne K. Galbreath, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John W. Ewing and Karen G. Ewing, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126 on the plan of Charlotte Park, Section 26 of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Suzanne K. Galbreath, a single person, by deed from Charles D. Cantrell and Mindie Jolynn Cantrell, husband and wife, of record in Instr. No. 20100729-0059578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 taxes, paid, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 3700, page 91, as amended in Book 4240, page 957, said Register's Office; to the rights and claims of parties in possession.

unimproved ☐

This is improved ☑ property, known as 6645 Cabot Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 17th day of October, 2014.

Suzanne K. Galbreath

State of Tennessee
County of Williamson

Personally appeared before me Suzanne K. Galbreath, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2014-154