THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071390**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Richard G. Ewald, Trustee Donna Ewald, Trustee 811 Huntington Cir Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060C00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Isabel Perales, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard G. Ewald and Donna Ewald, Trustees of the Ewald Family Revocable Trust Agreement dated August 29, 2007**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 116, PLAT OF BURTON HILLS VILLAGE OF HUNTINGTON TRACT 10, as shown on plat of record in Plat Book 6250, Page 612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria Isabel Perales, a single person by Warranty Deed from Terrence L. Cobb, recorded on the 18th day of August, 1987 in Deed Book 7328, Page 139, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, A PORTION OF ZONE LOT II, as recorded in Plat Book 6250, Page(s) 612.

Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Book 6637, Page 717, Book 6644, Page 1, Book 6644, Page 23, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 6917, Page 724, Book 6917, Page 730, Book 7046, Page 520, Book 7076, Page 691 and Book 7146, Page 188 and any applicable amendments thereto.

BILL GARRETT, Davidson County
Trans:T20140079004 DEEDWARR
Recvd: 10/21/14 08:15 2 pgs
Fees:13.00 Taxes:1702.00
20141021-0096783

Charter of Homeowner's Association recorded in Book 6665, Page 512, Book 6921, Page 208, Book 6921, Page 210 and Book 6921, Page 216.

Open Space Agreement in Book 6470, Page 383.

This is improved property located at 811 Huntington Cir Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2014.

Maria Isabel Perales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria Isabel Perales, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018