This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP & PARCEL: Part of 105110313.00

BILL GARRETT, Davidson County
Trans:T20140096601 DEEDWARR
Recvd: 12/26/14 15:41 2 pgs
Fees:13.00 Taxes:1443.37
20141226-0118100

NAME & ADDRESS OF NEW OWNE... ...ND TAX BILLS TO:
Alicia Gardner and Christopher Gardner
492 Southgate Avenue
Nashville, TN 37203

Caliber Home Loans, Inc.
3701 Regent Blvd. #200
Irving, TX 75063

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" have this day bargained and sold and does hereby transfer and convey unto **ALICIA GARDNER AND HUSBAND, CHRISTOPHER GARDNER AND MARK GARDNER, MARRIED**, "Grantees", their 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 more particularly described as follows, to-wit:

BEING all of Unit A, on the Plan of Declaration of Covenants, Conditions, and Restrictions for 155 Rains Avenue Townhomes, as shown by plat appearing of record in Instrument Number 20140430-0036186, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Ewing Holdings, LLC, by Quit Claim Deed from Ewing Capital Group, LLC, dated May 22, 2014, appearing of record in Instrument Number 20140528-0045679, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 161, page 70, and Instrument Number 20080208-0013294, and Instrument number 20140430-0036186, and Instrument Number 20140131-0008912; Charter of 155 Rains Avenue Townhomes of record in Instrument Number 20140506-0038462; Master Deed and By-Laws of record in Instrument Number 20140430-0036186; and Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 155 Rains Avenue Townhomes Subdivision of record in Instrument Number 20140430-0036186; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 492 Southgate Avenue, 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 Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees 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 paid by the Grantor, prorated between the parties and are assumed by the Grantees.

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

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 Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 22nd day of December, 2014.

EWING HOLDINGS, LLC

BY: _____
Anthony E. Ewing, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 22nd day of December, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

AFFIDAVIT

My Commission Expires: 05-23-2016

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$390,100.00** 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 22nd day of December, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY