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

From Information Furnished by the Parties

MAP & PARCEL NO: 105050E00100CO

BILL GARRETT, Davidson County
Trans:T20150007355 DEEDWARR
Recvd: 01/29/15 14:58 2 pgs
Fees:13.00 Taxes:1886.45
20150129-0008710

NAME & ADDRESS OF NEW OWNER:
Jeremy S. Scates
1703A 14th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO
Access National Mortgage
1800 Robert Fulton Drive
Ste 350
Reston, VA 20191

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 **JEREMY S. SCATES, A MARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit A, of the 1703 14th Avenue South Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20130911-0095808, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Ewing Holdings, LLC by Quit Claim Deed from Ewing Capital Group, LLC dated October 18, 2013, appearing of record in Instrument Number 20131021-0109843, Register's Office for Davidson County, Tennessee. BEING also a portion of the same property conveyed to Ewing Capital Group, LLC by Warranty Deed from Arvazena Clardy, unmarried, dated April 11, 2013, appearing of record in Instrument Number 20130416-0037576, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Master Deed and By-Laws of record in Instrument Number 20130911-0095808; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 14th Avenue South Townhomes Subdivision of record in Deed Book 5537, page 927 and Deed Book 4220, page 723; Charter of 14th Avenue South Townhomes Homeowner's Association of record in Instrument Number 20130916-0097260; and to any and all matters shown on said plat of record in Plat Book 5190, page 412; all of the Register's Office for Davidson County, Tennessee

This is improved property known as 1703A 14th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his 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 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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 Grantee, his 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 Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of January, 2015.

EWING HOLDINGS, LLC

BY: _____
ANTHONY E. EWING, Managing Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, 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 28th day of January, 2015.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

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 **$509,850.00** 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 29TH day of January, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2015