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

MAP & PARCEL NO: 105110D004.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
James Walker Shell
502 Southgate Ave., Apt 4
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20150015527 DEEDWARR
Recvd: 03/03/15 10:50 2 pgs
Fees:13.00 Taxes:1449.48
20150303-0018394

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 **JAMES WALKER SHELL, A SINGLE MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING Unit No. 4, Southgate Townhomes as shown in the Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes of record in Instrument No. 20131218-0127998, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Ewing Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company, dated June 16, 2014, appearing of record in Instrument No. 20140618-0053084, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan as shown as Exhibit C of the Declaration of Covenants, Conditions and Restrictions of 502 Southgate Townhomes of record in Instrument No. 20131218-0127998, and Deed Book 161, page 70; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 502 Southgate Townhomes Subdivision of record in Instrument No. 20131218-0127998; Stormwater Facilities and Systems Easement to Metropolitan Government of Nashville of record in Instrument No. 20130513-0048068; and the Charter of 502 Southgate Townhomes Homeowner's Association of record in Instrument No. 20131218-0127997; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 502 Southgate Ave., Apt 4, 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, 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 27th day of February, 2015.

Ewing Holdings, LLC

BY: _____
Anthony E. Ewing, Member Manager

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 **Member Manager** of **EWING HOLDINGS, LLC, a Tennessee Limited Liability Company,** and that he as such **Member Manager**, 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 **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 27th day of February, 2015.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires:
05-23-2016

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$391,750.00** 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 27th day of February, 2015.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires:
05-23-2016