BILL GARRETT, Davidson County
Trans:T20150029970 DEEDWARR
Recvd: 04/21/15 10:28 2 pgs
Fees:13.00 Taxes:1546.60
20150421-0035392

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

MAP/GROUP/PARCEL
105110D006.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Puneet Pankhania
502F Southgate Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

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, I/WE the undersigned, **EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PUNEET PANKHANIA, A SINGLE MAN** "Grantee(s)", 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 Unit No. 6, 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; Storm water facilities and systems easement to Metropolitan Government of Nashville of record in Instrument No. 20130513-0048068; Charter of 502 Southgate Townhomes Homeowner's Association of record in Instrument No. 20131218-0127997, all in the of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 502F 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 Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he 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(s).

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), 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(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of April, 2015.

Ewing Holdings, LLC

BY: _____
Anthony E. Ewing, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, Anthony E. Ewing, Managing Member for Ewing Holdings, LLC, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of April, 2015.

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 12/16/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$418,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ 4/17/15
AFFIANT

Sworn to and subscribed before me this 17th day of April, 2015.

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 12/16/17

---------- [Space Below This Line For Recording Data] ----------