WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075091 DEEDWARR
Recvd: 09/02/15 15:31 2 pgs
Fees:13.00 Taxes:277.50
20150902-0089660

R-AMK-15-831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy Newman	~~New Owner~~ PEGGY NEWMAN	
(NAME) **831 Goff Street**	(NAME) P.O. BOX 158674	**08108000100**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT MCEWEN AND LINDA MCEWEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PEGGY NEWMAN, A SINGLE PERSON ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 4, 5 and 6 on the Plan of Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots of record in Plat Book 57, Page 26 and 27, in the Register's Office for Davidson County, Tennessee, and in Plan Book 1, Page 84, in the Davidson County Chancery Court in Nashville, Tennessee, and being described as follows; to-wit:

Beginning on the southerly margin of Goff Street at the northwest corner of the property conveyed to Fletcher Trauernicht by deed from Paul Edward Tanley, of record in Book 762, Page 668, in the Register's Office for Davidson County, Tennessee; thence with said Trauernicht's western boundary line southerly 102 feet to an alley; thence with the same westerly 44 feet to another alley; thence with the same northerly102 feet to the southerly margin of Goff Street; thence with the same easterly 46 feet to the beginning.

Being the same property conveyed to Robert and Linda McEwen by Warranty deed from Johnny and Linda Burroughs and Joe and Gina Burroughs of record in Book 8943, page 76, Register's Office for Davidson County, Tennessee, dated May 6, 1993 and recorded on May 10, 1993.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26 and 27, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plan Book 1, Page 84, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **831 Goff Street , Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2015.

Robert McEwen

Linda McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MCEWEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA MCEWEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212