Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160008241 DEEDWARR
Recvd: 02/01/16 09:44 2 pgs
Fees: 13.00 Taxes: 525.40
20160201-0009212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2016

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert E. Ewing 3348 Oak Timber Drive Antioch, TN 37013	New Owner	150-14-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of the 3348 Oak Timber Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert E. Ewing and Nelli Fay Ewing and James D. Adams,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Lake Towne Park, Section Four of record in Plat Book 6900, Page 661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William T. Davis and wife, Diana L. Davis by Warranty deed from Ronnie E. Nease, Jr. and wife, Regina L. Nease of record in Book 8226, page 96, Register's Office for Davidson County, Tennessee, dated October 26, 1990 and recorded on October 29, 1990. (Value or consideration shown in aforementioned deed $84,225.35.) The said William T. Davis is now deceased.

Being the same property conveyed to Trey Cain, Trustee of The 3348 Oak Timber Drive Trust by Warranty deed from Diana L. Davis of record in Instrument No. 20151216-0126501 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 16, 2015.

This property is improved property known as 3348 Oak Timber Drive, Antioch, TN, 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of January, 2016.

3348 Oak Timber Drive Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Trustee of the 3348 Oak Timber Drive Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Successor Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of January, 2016

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

FILE NO: 2016014145