RETURN TO 97411
01 Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #

BILL GARRETT, Davidson County
Trans:T20160008791 DEEDWARR
Recvd: 02/02/16 09:44 3 pgs
Fees:18.00 Taxes:4625.00
20160202-0009909

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

MAP & PARCEL NOS:
10507013700 & 10507013600

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Pillow Street Cottages, LLC
209 10th Avenue South, Ste 521
Nashville, TN 37203

SEND TAX BILLS TO:
Same

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 **PILLOW STREET COTTAGES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

PARCEL ONE: (1318 Pillow St)

LAND lying in Davidson County, Tennessee, being the Northerly 75 feet of the Southerly 150 feet of the West one-half of Block "C" on the Plan of Merritt Lands, as of record in Minute Book "N", page 241, of the Register's Office of Davidson County, Tennessee.

Said part of said block fronts 75 feet on the East side of Pillow Street and runs back between parallel lines 177.5 feet to an alley.

BEING the same property conveyed to Ewing Holdings, LLC, by Warranty Deed from Charles P. Lemay and Judy F. Ragsdale, husband and wife, dated January 9, 2015, appearing of record in Instrument No. 20150114-0003796, of the Register's Office of Davidson County, Tennessee.

PARCEL TWO: (1322 Pillow St)

LAND lying in Davidson County, Tennessee, being the southerly 25 feet of the southerly 50 feet of the original 100 feet, conveyed to A.W. Neal (deceased) and wife, Sophia Neal, by deed from Carl Craiget, et ux, as of record in Book 1785, page 173, Register's Office of Davidson County, Tennessee, and being a part of the westerly part of Block C of the Merritt Lands, of record in Minute Book "N", page 241, of the Register's Office of Davidson County, Tennessee.

Said part of Block C fronts on the easterly side of Pillow Street and is the beginning at the northeasterly corner of Merritt Street, and 50 feet North of the northerly margin of the said Merritt Street and in the easterly margin of Pillow Street at an iron pin; thence northerly and parallel with the easterly of the said Pillow Street, 25 feet to another iron pin; thence easterly and extending back between parallel lines 177.5 feet to an alley and measuring 25 feet from thereon.

BEING the same property conveyed to Ewing Holdings, LLC, by Warranty Deed from Globex, Inc., a Tennessee corporation, dated January 30, 2015, appearing of

record in Instrument No. 20150203-0009843, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown of record in Minute Book N, page 241; and a Sanitary Sewer Easement of record in Book 4030, page 882; both of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1318 & 1322 Pillow Street, 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, its successors 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 2016 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, its successors 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 29th day of January, 2016.

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 29th day of January, 2016.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires:
05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,250,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Williams
AFFIANT

Sworn to and subscribed before me this 29th day of January, 2016.

Michelle Pepper
NOTARY PUBLIC

My Commission Expires: May 22, 2019

