WARRANTY DEED

File #16103

BILL GARRETT, Davidson County
Trans:T20160031396 DEEDWARR
Recvd: 04/18/16 12:06 2 pgs
Fees:13.00 Taxes:2146.00

20160418-0037076

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
500 Lynnwood Blvd, LLC	New Owner	116-15-106.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sabin Ewing a/k/a Sabin K. Ewing,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **500 Lynnwood Blvd, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 107 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of Hobbs Road at the intersection of the Southerly margin of said Hobbs Road and the Easterly margin of Lynwood Boulevard; thence with the Easterly margin of said Lynwood Boulevard, Southwardly 150 feet to a point; thence Eastwardly 273 feet, more or less, to a point, thence Northwardly 148 feet to a point on the Southerly margin of said Hobbs Road Westwardly 307.5 feet, more or less, to the beginning.

Being the same property conveyed by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee to Sabin Ewing, as recorded on the 3rd day of December, 2014 in Instrument No. 20141203-0110788 in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 500 Lynnwood Boulevard, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of April, 2016.

Sabin K. Ewing By: M. Ben Moore, II

Sabin K. Ewing
By: M. Ben Moore, II, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared M. Ben Moore, II. to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Sabin K. Ewing and acknowledged that he executed the same as his free act and deed by virtue of that General Durable Power of Attorney recorded in Instrument No. 20160205-0011171 herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th day of April, 2016.

GREG FAIRBETTY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212