Davidson County DEEDWARR
Recvd: 05/10/16 14:47 5 pgs
Fees:28.00 Taxes:8510.91
20160510-0046475

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ewing Investments, LLC P.O. Box 120897 Nashville, TN 37212-0897	SAME	093-140-311.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASHVILLE EWING, GP, a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **EWING INVESTMENTS, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in the city of Nashville, Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns against the lawful claims of all persons, whomever.

Whenever 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 Grantor's hand, this 9th day of May, 2016.

NASHVILLE EWING, GP,
a Tennessee general partnership

By: _____
Montgomery G. Turner, Sr., Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberly Daly Morris, a Notary Public of said County and State, personally appeared Montgomery G. Turner, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of NASHVILLE EWING, GP, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its Partner.

Witness my hand and seal, at Office in Nashville, TN this 9th day of May, 2016.

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,300,246.70.

_____
Affiant

Subscribed and sworn before me this 9th day of May, 2016.

_____
NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

Land in the 19th council district of Davidson County, Tennessee, being bounded on the north by Alley Number 140, on the east by Ewing Avenue, on the south by Fogg Street and on the west Alley Number 141.

Commencing at the intersection of Fogg Street and Ewing Avenue, Thence in a northwesterly direction 32.1 +/- feet to an Mag-Nail Set near the back of sidewalk at the intersection of the northerly margin of Fogg Street and westerly margin of Ewing Avenue, said point is also being the point of beginning for herein described land;

Thence with the northerly margin of Fogg Street, S 88 deg. 27 min. 04 sec. W, a distance of 150.00 feet to an iron rodset in the asphalt on the easterly margin of Alley Number 141;

Thence with the easterly margin of Alley Number 141, N 01 deg. 28 min. 44 sec. W, a distance of 130.00 feet to an iron rod set in the asphalt at the southerly margin of Alley Number 140;

Thenc with the southerly margin of Alley Numer 140, N 88 deg. 27 min. 04 sec. E, a distance of 150.00 feet to an iron rod set in the asphalt in the westerly margin of Ewing Avenue;

Thence with the westerly margin of Ewing Avenue, S 01 deg. 28 min. 43 sec. E, a distance of 130.00 feet to the point of beginning containing 19,499.96 square feet and 0.448 acres.

Being a portion of the same property conveyed to George O. Sledge, II and wife Billie R. Sledge in Instrument No. 200009110089467, Register's Office for Davidson County, Tennessee.

Being a survey conducted by Dale and Associates, in December 2014, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

Being the same property conveyed to Nashville Ewing GP, a Tennessee General Partnership by deeds of record in Instrument No. 20150325-0025761 and Instrument No. 20150325-0025762, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: