WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34741

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Diorio	Susan Diorio	168-00-0 242.00
(NAME)	(NAME)	
9003 Hester Beasley	6809 Bridgewater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160105732 DEEDWARR
Recvd: 12/01/16 11:59 3 pgs
Fees:18.00 Taxes:724.83
20161201-0126109

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard A. Ewalt and Laura Ewalt, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan Diorio, Married**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonnie Howell Heirs property as recorded in Deed Book 1102, Page 286, Deed Book 5723, Page 678 and Deed Book 7896, Page 858, bounded on the south by Hester Beasley Road, west by Tracts A,H,E and a 50 feet easement road, north by Tract E, east by Tract F, and being referred to for the purposes of this Deed as Tract B and more particularly described as follows:

Beginning at an iron rod on the northerly margin of Hester Beasley Road at the southeast corner of the tract herein described, said iron lying 195.00 feet southwest along the road from an iron rod at the southeast corner of the Howell heirs property, said being the southwest corner of Yazidan as recorded in Deed Book 8709, Page 458; thence along the margin of the road S 65 degrees 10' W 163.00 feet to an iron rod at the southeast corner of a 50-foot easement; thence, leaving the road along a new division line with Tract A N18 degrees 38' 400" W 488.85 feet to a spike in the center of the aforementioned 50-foot easement; thence continuing along new division lines with the center of the 50-foot easement, same being the easterly line of Tract H N 13 degrees 00' E 226.50 feet; N 08 degrees 25' E 175.00 feet; N 03 degrees 00' E 109.00 feet; continuing along the center of the easement and tract B N 01 degrees 00' W 200.00 feet to a spike; thence, continuing along a new division line with Tract E N 87 Degrees 56' E passing through an iron rod at 25.00 feet, in all 126.00 feet to an iron rod; thence, continuing along a new division line with Tract F S 05 degrees 09' 35" E 1106.40 feet to the beginning, subject to the easterly 25

feet of a 50-foot ingress-egress easement along the westerly boundary with Tract H and E, and served by the same 50-foot easement as it passes through Tract A to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002, Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-feet ingress-egress easement serving Tracts A, B, C, D, E, G and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the northerly margin of Hester Beasley Road lying S 63 degrees 30' W 26.36 feet from an iron rod at the southeast corner of Tract A and the southwest corner of Tract B; thence, Passing through tract A N45 degrees 00' W 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of N 14 degrees 00' W 195.57 feet; N 17 degrees 00' E 160.00 feet to a spike at the northeast corner of Tract A; thence, Along the Westerly line of Tract B, same being the easterly line of Tract H N 13 degrees 00' E 226.50 feet; N 08 degrees 25' E 175.00 feet; N 03 degrees 00' E 109.00 feet to a spike at the northeast corner of Tract H; thence, Continuing along the westerly line of Tract B, same being the easterly line of Tract E N01 degrees 00' W 200.00 feet to a spike at the northwest corner of Tract B; thence Passing through Tract E N 02 degrees 27' E N 02 degrees 27' E 133.10 feet to a spike on the southerly line of Tract D; thence continuing along the southerly margin of the easement herein described, same being the southerly line of Tract D and northerly line of Tract E, N 87 degrees 56' 30" E passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod, N 39 degrees 24' 15" E 291.06 feet to an iron rod at the southwest corner of Tract G, said easement lying 50 feet north of and adjacent to these two line, extending to the westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS # 1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

Being the same property conveyed to Richard A. Ewalt and Laura Ewalt, husband and wife by Warranty Deed from Wachovia Bank, National Association, a national banking association, dated 06/30/2006, recorded 07/24/2006, of record in Instrument No. 20060724-0088846, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 9003 Hester Beasley, Nashville, TN 37221

(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 GRANTEE(S), 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), 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 our hands this 29th day of November, 2016

Richard A. Ewalt by Damon Smith,
his Attorney-in-Fact

Laura Ewalt by Damon Smith,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Damon Smith with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Richard A. Ewalt and Laura Ewalt for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Richard A. Ewalt and Laura Ewalt , and is authorized by Richard A. Ewalt and Laura Ewalt to execute this instrument on his behalf by the Power of Attorney of record in Instrument No._____, Register's Office for Davidson County, Tennessee.

This the 29th day of November 2016.

Notary Public

My commission expires:
May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027