BILL GARRETT, Davidson County
Trans:T20160110722 DEEDWARR
Recvd: 12/16/16 11:13 2 pgs
Fees:13.00 Taxes:1572.50
20161216-0132108

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58705
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Montgomery Harb 920 Waldkirch Avenue Nashville, TN 37204	David Montgomery Harb 301 Rosa L. Parks Ave # 302 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 10513035100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Ewing, as herein after shown as the heir at law of Maude Ewing**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Montgomery Harb, _____**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 55, Map of Waldkirch's Subdivision of Lots 8 and 9 in W.L. B. Lawrence Plan of record in Book 421, page 90, Register's Office for said County.

Said Lot 55 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back between parallel lines 159.4 feet on the east line and 160.5 feet on the westerly line to an alley at the rear, measuring 50 feet thereon.

Being the same property conveyed to William H. Ewing and wife, Maude Ewing by Warranty Deed from Mary Louise Spain, dated June 21, 1968 and recorded on June 24, 1968 of record in Book 4245, page 468, Register's Office for Davidson County, Tennessee. William H. Ewing died in 1980, leaving Maude Ewing as surviving tenant by the entireties. Maude Ewing died in 2006, unmarried and intestate. Ernest Ewing is the sole heir at law of Maude Ewing as evidenced by an Affidavit of Heirship of record as Inst. No 20160216-0132107, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421, page 90, said Register's Office.

This is improved property, known as 920 Waldkirch Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2016.

Ernest I Ewing
Ernest Ewing

State of Tennessee

County of Davidson

On this 14th day of December, 2016, before me the undersigned authority, personally appeared Ernest Ewing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2016.

Notary

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON