Return to:

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 091050F00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mladen Jerkovic
619 B Ries Avenue
Nashville, TN 37209

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 **MLADEN JERKOVIC, UNMARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being all of Unit B, as shown on the Plan of 619 Reis Avenue Townhomes, and filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20160303-0020434, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Ewing Holdings, LLC, by Quitclaim Deed from Anthony E. Ewing, unmarried, dated 02/09/2016, and recorded in Instrument No. 20160209-0012529, of the Register's Office for Davidson County, Tennessee.

FURTHER being conveyed to Anthony E. Ewing, unmarried, by Warranty Deed from Jody Roberts, a married person, dated 11/3/2015, and appearing of record in Instrument No. 20151105-0112662, of said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 4885, page 95, and as depicted on "Exhibit C" of the Declaration of Covenants, Conditions and Restrictions for 619 Reis Avenue Townhomes of record in Instrument No. 20160303-0020434; and Declaration of Covenants, Conditions and Restrictions of 619 Reis Avenue Townhomes of record in Instrument No. 20160303-0020434; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 619B Ries Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs 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 2017 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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170019472 DEEDWARR
Recvd: 03/07/17 10:23 2 pgs
Fees:13.00 Taxes:1350.50
20170307-0022362

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 6th day of March, 2017.

EWING HOLDINGS, LLC

BY: _____
Anthony E. Ewing, Member Manager

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 **Member Manager** of **EWING HOLDINGS, LLC, a Tennessee Limited Liability Company,** and that he as such **Member Manager**, 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 **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 6th day of March, 2017.

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$365,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 6th day of March, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY