BILL GARRETT, Davidson County
Trans:T20170023640 DEEDWARR
Recvd: 03/20/17 15:44 2 pgs
Fees:13.00 Taxes:675.25

20170320-0027155

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of February, 2017.

NOTARY PUBLIC

My commission expires: 9/25/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kaylin T. Ewing and William B. Ewing, Sr. (NAME)	First Community Mtg. Inc (NAME)	05905023600
3004 Sunnyview Court (ADDRESS)	275 Robert Rose Dr. (ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $182,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffery Powell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kaylin T. Ewing, a single person and William B. Ewing, Sr., a single person, tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.241 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County, Said Lot No. 241 Fronts 80.2 Feet on the easterly side of Sunnyview Court, and extends back 112.9 feet on the northerly line and 152.0 feet on the southerly line, to a broken line in the rear, measuirng 106.9 feet theron.

Being the same property conveyed to Jeffery Powell, by deed from Eric Sox, a married man and George Brandt, a married man, recorded in Instrument Number 20160726-0076670, dated July 22, 2016, said Register's Office. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 3004 Sunnyview Court, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of February, 2017.

Jeffery Powell

STATE OF Michigan,
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery Powell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th 27th day of February, 2017.

Notary Public
My Commission Expires: October 2nd, 2022

MICHAEL SULLIVAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 2, 2022
ACTING IN COUNTY OF Oakland

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MICHAEL SULLIVAN NOTARY PUBLIC MACOMB COUNTY, MICH.