WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060767 DEEDWARR
Recvd: 07/17/17 11:13 3 pgs
Fees:18.00 Taxes:444.00
20170717-0071547

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES 7-6-20

(AFFIX SEAL)

MOODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stephanie Poage, Tiago Title, LLC, 4700 South Syracuse Street, Suite 420, Denver, CO 80237

File No.: 17-01727

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sonya McEwen and Robert E. McEwen, wife and husband	Sonya McEwen and Robert E. McEwen, wife and husband	
(NAME) PO Box 280395	(NAME) PO Box 280395	108 16 93.00
(ADDRESS) Nashville, TN 37228	(ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT R. THOMAS AND WIFE, BEATRIZ THOMAS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SONYA MCEWEN AND ROBERT E. MCEWEN, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Described land situated in Nashville, Davidson County, Tennessee, being Lot 29B, Zone Lot Division of Lots 28, 29 and 19 on the Plan of LAKEVIEW HILLS, SECTION 2, as of record in Book 5200, Page 710, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PREMISES Shannon F. Taylor Wray by her Warranty Deed dated March 29, 1996; recorded April 1, 1996 in the Office of the Register for Davidson County, Tennessee in Book 9997 at Page 702 granted unto Robert R. Thomas.

Tax Parcel ID No: 108 16 93.00

unimproved ☐
This is improved ☒ property, known as 3235 Priest Woods, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Robert R. Thomas and wife, Beatriz Thomas this 12 day of July, 2017.

Robert R. Thomas

Beatriz Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12 day of July, 2017, before me personally appeared Robert R. Thomas and wife, Beatriz Thomas to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 12 day of July, 2017.

Commission Expires: 4.26.20

Notary Public

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY