Davidson County DEEDWARR
Recvd: 08/30/17 14:55 2 pgs
Fees:13.00 Taxes:1368.63
20170830-0089320

WARRANTY DEED

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 4-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher Cannon and Elizabeth P. Cannon	BB&T	091 05 0N 002.00
(NAME)	(NAME)	
634 B Vernon Ave.	151 S State Road 7	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Wellington, FL 33414	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($369,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ewing Holdings LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Cannon and Elizabeth P. Cannon, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 634 Vernon Avenue Townhomes, appearing on Exhibit "C" of the Declaration of Covenants, Condition, and Restrictions for 634 Vernon Avenue Townhomes of record in Instrument No. 20160427-0041085, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ewing Holdings, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Anthony E. Ewing, unmarried dated April 26, 2016 and recorded April 27, 2016 as Instrument No. 201604270041084 with the consideration amount of $1.00, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: AUD-175461SSO

unimproved ☐

This is improved ☒ property, known as 634 B Vernon Ave., Nashville, TN 37209

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, has 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.

Witness our hands this 25th day of August, 2017

Ewing Holdings LLC

BY: _____

Anthony E. Ewing, Member Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony E. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member Manager of Ewing Holdings, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2017.

_____

Notary Public

My Commission Expires: 4/20/20

(SEAL)

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: AUD-175461SSO