THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **469,900.00.**

Heather Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2017

Kathy Huber
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Grayson	David J. Grayson	
5211A Indiana Avenue	705 Mount Oglethorpe Trail	091-11-0-457.00
Nashville, TN 37209	Johns Creek, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EWR Partners, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David J. Grayson and Samuel T. Grayson, tenants in common**

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 Lot No. 1122, Block 158 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 George A. Flores and wife, Roxana Flores by Warranty Deed from Alfred Jackson, unmarried of record in Instrument No. 20010731-0081141, Register's Office for Davidson County, Tennessee, dated July 30, 2001 and recorded on July 31, 2001.

Being a portion of the same property conveyed to EWR Partners, LLC by Warranty Deed from George A. Flores and Roxana Flores, husband and wife of record in Instrument No. 20160922-0099900, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 22, 2016.

Being a portion of the same property conveyed to EWR Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from EWR Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20161214-0131359, Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on December 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5211A Indiana Avenue, Nashville, TN 37209.**

Bill Garrett Davidson County
Batch# 21975 **DEEDWARR**
11/03/2017 10:42:16 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20171103-0113077

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.

Witness my hand this the 30th day of October, 2017.

EWR Partners, LLC, a Tennessee limited liability company

BY: _____

ITS: Secy.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SFA

Before me, a Notary Public in and for said State and County, personally appeared Billy Rowland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, **EWR Partners, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 30th day of October, 2017.

My Commission expires 11/3/20

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY