Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $293,000.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2018

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 55894 DEEDWARR
02/06/2018 12:04:26 PM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20180206-0011993

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas S. Ewald 2321 Fernwood Drive Nashville, TN 37216	SWBC Mortgage 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	072-08-0-181.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of The 2321 Fernwood Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicholas S. Ewald,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 235 on the Map of Dalewood Section IV, as of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot 235 fronts 80 feet on the easterly side of Fernwood Drive, and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Trey Cain, Trustee of The 2321 Fernwood Drive Trust, from Deborah Crutcher-Cunningham, by Warranty Deed and recorded on July 7, 2017 of record Instrument Number 20170707-0068528, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2321 Fernwood Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 1st day of February, 2018.

The 2321 Fernwood Drive Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The 2321 Fernwood Drive Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of February, 2018.

_____
Notary Public

EMMALYNG HENDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2018015685